



FLAT 15 EARLSWOOD COURT, 49 EARLSWOOD ROAD, REDHILL, SURREY, RH1 6HN
OFFERS IN EXCESS OF £220,000
LEASEHOLD

***** SUPERB VALUE TWO BEDROOM APARTMENT WITH NO CHAIN *****
***** TOP FLOOR, TWO BEDROOM APARTMENT WITH PARKING, LOCATED**
CLOSE TO EARLSWOOD TRAIN STATION ***

This well presented, top floor flat is situated in a prime spot close to Earlswood train station, and within a short walk of some gorgeous Surrey countryside.

Through the front door you have a good size entrance hall, which has a built in storage cupboard, loft access and a door to the family bathroom. There is an open plan living space, that has a double glazed window to the front and a breakfast bar separating the modern fitted kitchen. The main bedroom has a double glazed window to the front, and the second bedroom is dual aspect with a built in wardrobe.

Outside there are communal gardens surrounding the buildings, with ample residents parking to the rear, each property has a permit for both resident and visitor.

Nearby there is a parade of shops with food outlets, a post office and a local pub. Earlswood station can be found just beyond the shops, and offers direct trains into London, as well as services to Gatwick and Brighton.

Redhill town centre is less than a mile away, and benefits from an array of high street shops, a newly opened cinema and leisure complex, a shopping centre, 24 hour gym, Sainsburys superstore and extensive rail services to London, Brighton, Reading, Guildford and Tonbridge.

- **TOP FLOOR APARTMENT**
- **LOUNGE/DINER**
- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: C**
- **CLOSE TO TRAIN STATION**
- **MODERN KITCHEN**
- **NO CHAIN**
- **DOUBLE GLAZED**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

12'5 x 7'2 (3.78m x 2.18m)

LOUNGE/DINER

15'1 x 9'10 (4.60m x 3.00m)

KITCHEN

9'6 x 7'2 (2.90m x 2.18m)

BEDROOM ONE

11'7 x 8'7 (3.53m x 2.62m)

BEDROOM TWO

10'11 x 6'1 (3.33m x 1.85m)

BATHROOM

6'5 x 6'5 (1.96m x 1.96m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

YEARS REMAINING ON LEASE: 95

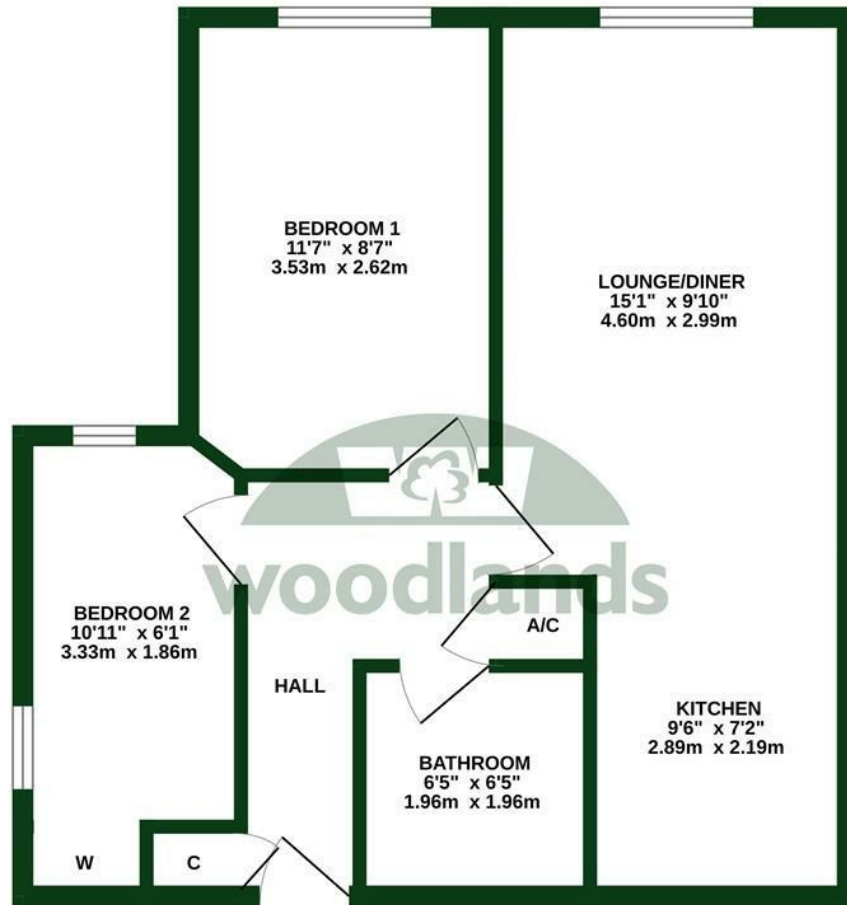
GROUND RENT: £250 PER ANNUM

SERVICE CHARGE: £1,332.10 PER ANNUM

1 RESIDENTS & 1 VISITORS PARKING PERMIT



TOP FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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