



16 MAPLE HOUSE, 1 CHAPEL ROAD, REDHILL, SURREY, RH1 1LA

**£240,000
LEASEHOLD**

***** PRICED TO SELL *****

***** NO CHAIN, REFURBISHMENT OPPORTUNITY *****

Top floor two bedroom apartment located right on the fringe of Redhill's bustling town centre, in a 26 year old building that has covered underground parking.

Through the front door there is a hallway with loft access, built in storage and an airing cupboard, the main bedroom has extensive fitted wardrobes and an en-suite shower room. Bedroom two is a good size and also has fitted furniture. There is a family bathroom off the entrance hall, and you have an open plan, dual aspect living space that has a fitted kitchen with a window to the rear and a lounge/dining room that has a window to the side. There is electric heating, double glazed windows and 99 years remaining on the lease.

Redhill town centre now offers a wide range of shops and amenities which include a newly opened multi screen cinema with a bowling alley as well as other leisure activities. In addition Redhill offers superb rail services to London, Gatwick, Guildford, Reading and Tonbridge.

- **TOP FLOOR APARTMENT**
- **KITCHEN**
- **BATHROOM & ENSUITE**
- **CLOSE TO STATION**
- **COUNCIL TAX BAND: D**
- **LOUNGE/DINING ROOM**
- **TWO BEDROOMS**
- **SECURE UNDERCOVER PARKING**
- **CENTRAL LOCATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

13'6 x 8'8 (4.11m x 2.64m)

LOUNGE/DINING ROOM

17'10 x 11'4 (5.44m x 3.45m)

KITCHEN

7'11 x 7'0 (2.41m x 2.13m)

BEDROOM ONE

16'6 x 8'8 (5.03m x 2.64m)

ENSUITE SHOWER ROOM

4'11 x 4'0 (1.50m x 1.22m)

BEDROOM TWO

12'3 x 7'8 (3.73m x 2.34m)

BATHROOM

7'1 x 6'1 (2.16m x 1.85m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

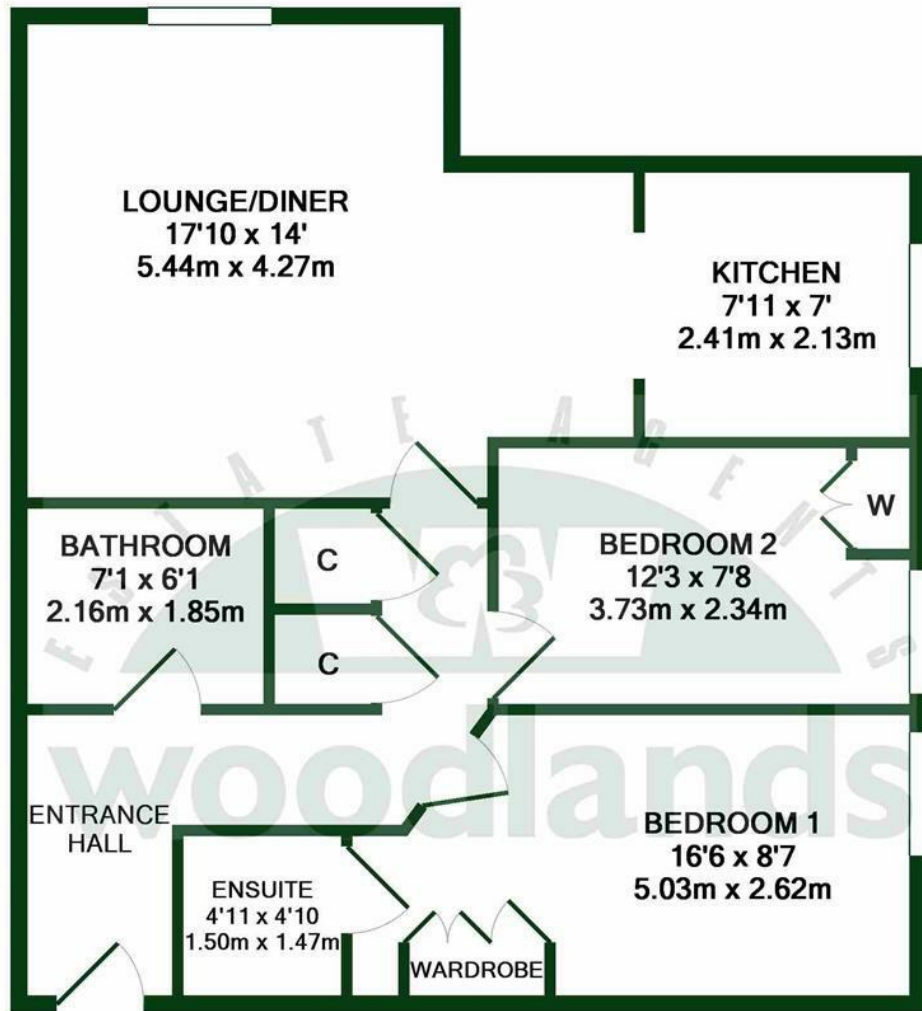
UNDER COVER PARKING SPACE

YEARS REMAINING ON LEASE: 99

GROUND RENT: £150 PER ANNUM

MAINTENANCE: £1,559 PER ANNUM





TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C	75	80
(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	

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