



2A WILTON HILL COURT, 29 WILTON ROAD, REDHILL, SURREY, RH1 6QR

**£190,000
LEASEHOLD**

***** PURPOSE BUILT ONE BEDROOM APARTMENT CLOSE TO TOWN *****

The ever popular Wilton Hill Court is perfectly situated for easy access to Redhill town centre and railway station, making this property ideal for first time buyers or rental investors.

Situated on the ground floor in the rear building, this apartment is presented in good condition throughout with a contemporary kitchen and bathroom. The 13ft lounge/diner has two Upvc double glazed windows and space for a dining table, there is an open arch through to the stylish kitchen with black gloss units, solid wood work surfaces and metro tiling. The double bedroom is accessed independantly from the hallway, as is the modern bathroom with its white suite, fitted vanity unit and tiled floor.

Outside to the rear is a residents parking area with communal parking based on a permit system. The property is double glazed throughout, has electric heating as well as a long lease.

Call Woodlands to arrange your viewing.

- PURPOSE BUILT APARTMENT
- STYLISH KITCHEN
- GROUND FLOOR
- CLOSE TO TOWN
- COUNCIL TAX BAND: B
- ONE BEDROOM
- MODERN BATHROOM
- DOUBLE GLAZED WINDOWS
- CHAIN FREE
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

13'0 x 11'8 (3.96m x 3.56m)

KITCHEN

6'2 x 6'2 (1.88m x 1.88m)

BEDROOM

10'1 x 10'0 (3.07m x 3.05m)

BATHROOM

6'2 x 6'2 (1.88m x 1.88m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL PARKING

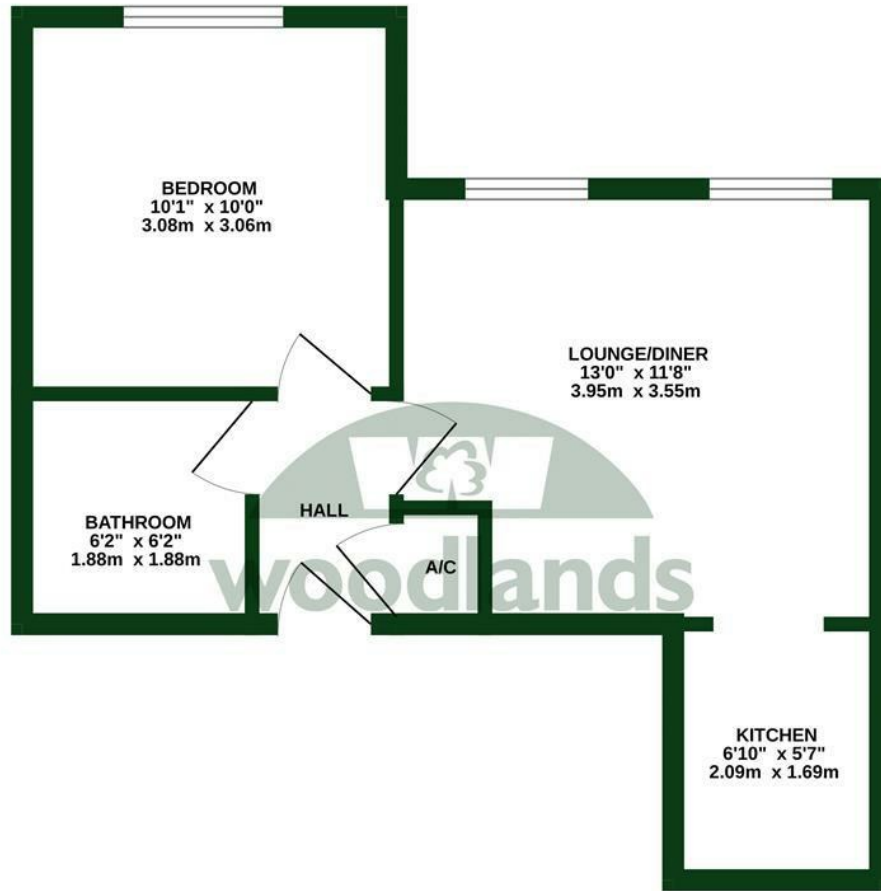
YEARS REMAINING ON LEASE: 142

GROUND RENT: £160 PER ANNUM

SERVICE CHARGES: £1,001 PER ANNUM



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 352 sq.ft. (32.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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