



GRAMPTON



**3 BRAMPTON NUTFIELD ROAD, REDHILL, SURREY, RH1 4BA  
OFFERS IN EXCESS OF £375,000  
LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* IMPRESSIVE CHARACTER PROPERTY WITH SUPERB STORAGE, HIGH CEILINGS, COMMUNAL GARDENS AND A SHARE OF THE FREEHOLD \*\*\***

Brampton is an attractive period building that has been converted into six, spacious apartments, spread over three floors. There is a communal basement area, where each property has its own lock up, and there is parking for two cars per apartment.

To the rear of the building there is an iron stairwell, which leads to the private front doors for the properties. This particular apartment is on the first floor. Through the door you have a large entrance hall, which has a generous walk in store cupboard, and an additional built in cupboard. There is a kitchen with a sash window to the rear that overlooks the gardens. Off the kitchen you have access to the lounge/dining space, which has a sash window to the side and fitted, electric blinds. Off the hallway there is a bathroom with a window to the front, and three good size bedrooms of various shapes, the principal bedroom being to the front with a huge bay window and remote operated blinds.

All in all, the property has bags of character, is wonderfully versatile and is superbly spacious.

Brampton is located shortly after the brow of Redstone Hill, and is therefore just over half a mile from Redhill mainline train station, which has fast commuter services into central London. Redhill town centre is just beyond the station, and offers a range of shops, restaurants and has a multi screen cinema complex, complete with a bowling alley and indoor rock climbing.

- CHARACTER HOME
- THREE BEDROOMS
- HIGH CEILINGS
- OFF ROAD PARKING
- COUNCIL TAX BAND: C
- SHARE OF FREEHOLD
- LOUNGE/DINING ROOM
- EXCELLENT STORAGE
- CLOSE TO TOWN
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
27'7 x 3'9 (8.41m x 1.14m)

**LOUNGE/DINING ROOM**  
15'8 x 11'1 (4.78m x 3.38m)

**KITCHEN**  
12'2 x 9'8 (3.71m x 2.95m)

**BEDROOM ONE**  
14'7 x 9'2 (4.45m x 2.79m)

**BEDROOM TWO**  
10'11 x 8'9 (3.33m x 2.67m)

**BEDROOM THREE**  
17'2 x 6'4 (5.23m x 1.93m)

**BATHROOM**  
6'1 x 5'7 (1.85m x 1.70m)

**GAS CENTRAL HEATING**

**SASH WINDOWS**

**OFF ROAD PARKING FOR TWO CARS**

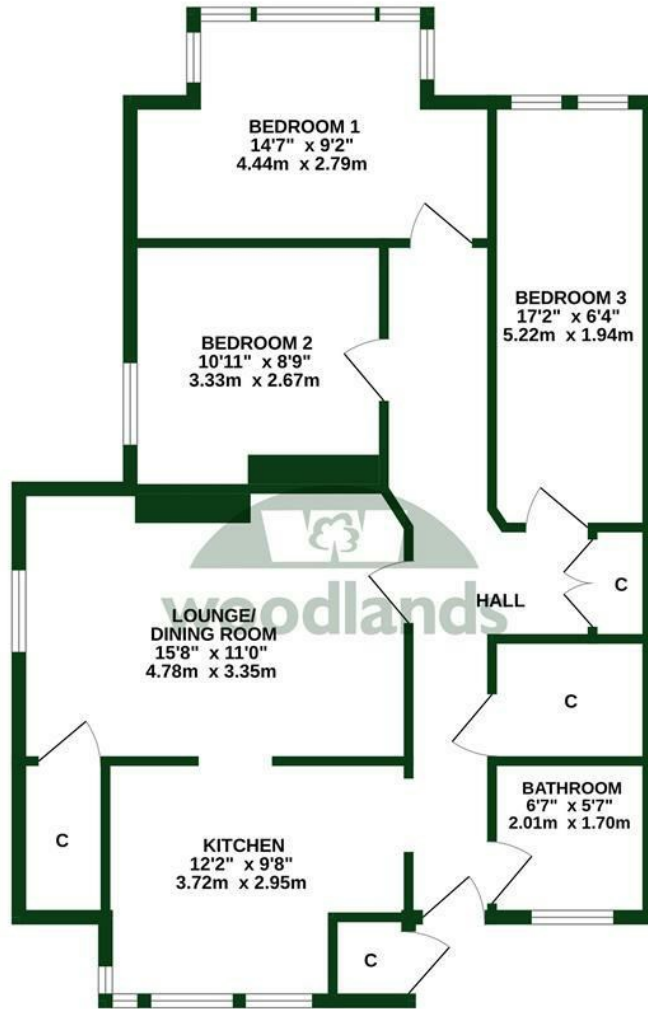
**SHARE OF FREEHOLD**

**YEARS REMAINING ON LEASE: 90**

**SERVICE CHARGES: £825 PA (£68.75 PCM)**



FIRST FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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