





**24 NUTFIELD COURT, 26 GOODWORTH ROAD, REDHILL, SURREY,  
RH1 1TE  
£265,000  
LEASEHOLD**

**\*\* GROUND FLOOR APARTMENT WITH PRIVATE FRONT DOOR \*\***

Situated in Park 25, this delightful purpose built two double bedroom apartment is presented in excellent condition. The property benefits from a communal Biomass heating system meaning not only is it eco-friendly but all your heating and hot water costs are included within your service charge - so no extra bills!

No communal hallways here either - with your own private front door straight into your hallway! The 15ft lounge/diner has doors out to your own south facing patio with space for table and chairs. At the other end of the room it opens through to the modern fitted kitchen with a window to the rear - making for a social bright living space. Both bedrooms are doubles with the main room having an ensuite shower and built in wardrobe. The family bathroom is overly spacious and has a window.

This welcoming property stands out from the competition and is tucked away in the corner of the development, but still easily accessible to the town centre and train station.

To the rear of the building is a communal lawned garden and the property also benefits from an allocated parking space.

A viewing is highly recommended.

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GOOD CONDITION THROUGHOUT
- PRIVATE PATIO
- COUNCIL TAX BAND: D
- PRIVATE ENTRANCE
- ENSUITE SHOWER ROOM
- CLOSE TO STATION
- ALLOCATED PARKING
- EPC RATING: C







**ROOM DIMENSIONS:**

**PRIVATE FRONT DOOR**

**ENTRANCE HALL**

**LOUNGE/DINER**

15'1 x 12'8 (4.60m x 3.86m)

**PRIVATE PATIO**

**KITCHEN**

9'11 x 6'4 (3.02m x 1.93m)

**BEDROOM ONE**

12'6 x 10'6 (3.81m x 3.20m)

**ENSUITE SHOWER ROOM**

7'2 x 4'7 (2.18m x 1.40m)

**BEDROOM TWO**

11'1 x 9'4 (3.38m x 2.84m)

**BATHROOM**

8'6 x 8'6 (2.59m x 2.59m)

**BIOMASS HEATING TO RADIATORS**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**ALLOCATED PARKING FOR ONE CAR**

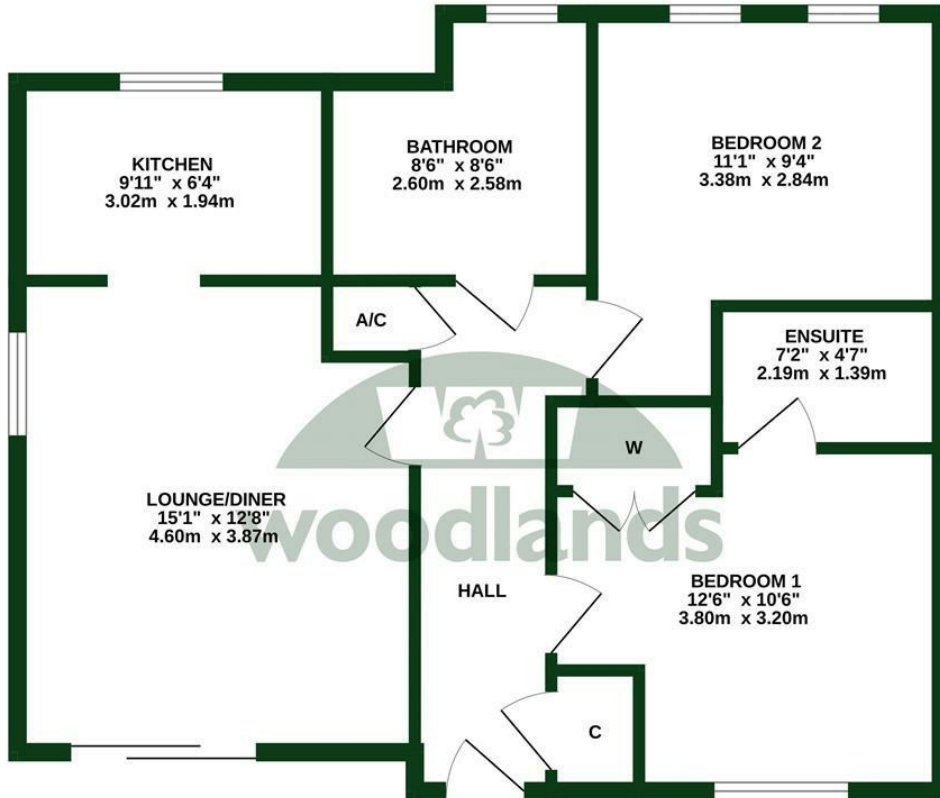
**YEARS REMAINING ON LEASE: 132**

**GROUND RENT: £360.00 PER ANNUM**

**SERVICE CHARGE: £5,257.38 INCL HEATING & HOT WATER**



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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) <b>A</b>		
(81-91) <b>B</b>	77	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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