



32 BURLESCOMBE HOUSE, 29 BURRAGE ROAD, REDHILL, SURREY, RH1 1TL

**£230,000
LEASEHOLD**

***** TOP FLOOR TWO BEDROOM APARTMENT WITH GREAT VIEWS AND A COVERED PARKING SPACE *****

This well presented, top floor apartment is offered to market with no onward chain and benefits from great views, as well as being conveniently located for Redhill town centre and station.

Burlescombe House is located on the northern edge of the Park 25 development, and has a lift within the building. This particular apartment is on the top floor and has higher than average ceilings. Through the front door there is a spacious hallway that has a double glazed window, with far reaching views to the front, and two built in storage cupboards. There is an open plan lounge/dining/kitchen space that has great views, you have two double bedrooms, a family bathroom and an en-suite shower room.

Park 25 has an eco friendly Bio Mass heating system for the apartments, meaning the cost of the heating and hot water is included in the annual service charge. There are also a number of well maintained communal green spaces, including a nature reserve with a water feature, and children's play areas. In addition there is a convenience store at the entrance to the development, perfect for those daily essentials.

Redhill town centre can be found only half a mile away, and offers excellent transport links to London, a wide range of shops, a 24 hour gym, a Sainsburys super store, and a newly opened multi screen cinema complex, complete with bowling, climbing wall and restaurants.

- TOP FLOOR APARTMENT
- HIGH CEILINGS
- GREAT VIEWS
- CONVENIENT LOCATION
- COUNCIL TAX BAND: D
- TWO DOUBLE BEDROOMS
- BATHROOM & ENSUITE
- COVERED PARKING
- NO CHAIN
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

13'9 x 11'2 (max) (4.19m x 3.40m (max))

LOUNGE/DINING/KITCHEN

22'6 x 12'0 (6.86m x 3.66m)

BEDROOM ONE

12'3 x 9'8 (3.73m x 2.95m)

ENSUITE SHOWER ROOM

7'2 x 6'8 (2.18m x 2.03m)

BEDROOM TWO

12'10 x 11'11 (3.91m x 3.63m)

BATHROOM

8'6 x 6'7 (2.59m x 2.01m)

BIOMASS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COVERED PARKING

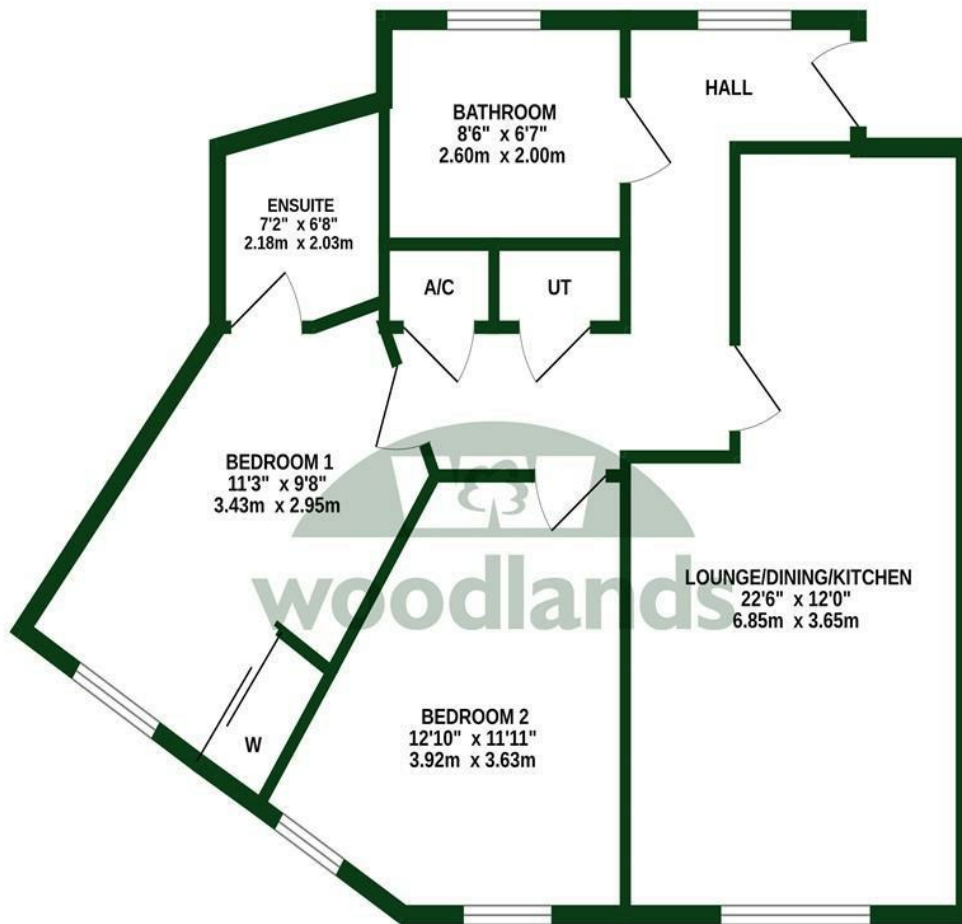
YEARS REMAINING ON LEASE: 132

GROUND RENT: £250 PER ANNUM

SERVICE CHARGE: £585.83 PER MONTH



TOP FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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 | 76 | 76 |
| (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 | |

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