





**124 ALPINE COURT ALPINE ROAD, REDHILL, SURREY, RH1 2LF**  
**£299,950**  
**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* TWO DOUBLE BEDROOM, TOP FLOOR APARTMENT WITH TWO PARKING SPACES IN A QUIET LOCATION \*\*\***

Located towards the end of a quiet cul de sac, that is just to the north side of Redhill town, this top floor apartment is a good size and has the benefit of both a full bathroom and a shower room. There are two double bedrooms, both with fitted wardrobes, a dual aspect lounge/dining room and a separate kitchen.

Outside you have communal gardens and a bin store, in addition, there are two allocated parking spaces to this apartment, and space to park within the cul de sac also.

The property benefits from a share of the freehold, and has a couple of handy shops nearby.

Redhill town centre can be found only half a mile away, and offers a great range of shops and amenities, including a shopping centre, multi screen cinema complex and superb train links into London.

- TOP FLOOR APARTMENT
- LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- TWO PARKING SPACES
- COUNCIL TAX BAND: D
- SHARE OF FREEHOLD
- MODERN KITCHEN
- BATHROOM AND SHOWER ROOM
- CUL-DE-SAC
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
15'0 x 9'8 (4.57m x 2.95m)

**LOUNGE/DINING ROOM**  
18'2 x 12'6 (5.54m x 3.81m)

**KITCHEN**  
9'8 x 6'7 (2.95m x 2.01m)

**BEDROOM ONE**  
13'5 x 9'11 (4.09m x 3.02m)

**BEDROOM TWO**  
10'4 x 9'8 (3.15m x 2.95m)

**BATHROOM**  
6'5 x 5'10 (1.96m x 1.78m)

**SHOWER ROOM**  
6'5 x 4'4 (1.96m x 1.32m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**TWO OFF ROAD PARKING SPACES**

**YEARS REMAINING ON LEASE: 972**

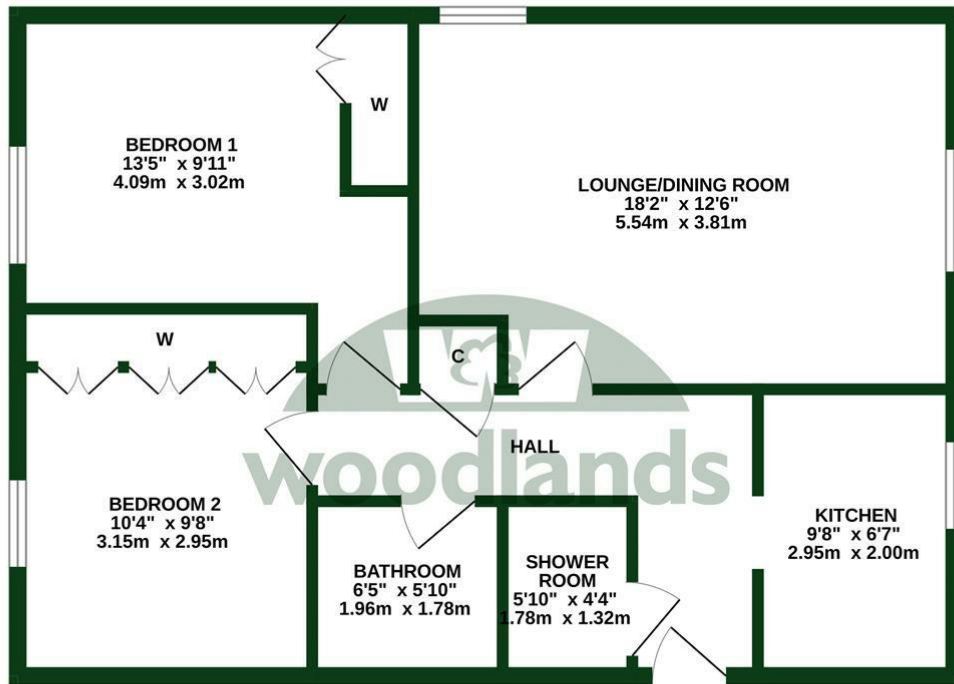
**GROUND RENT: NOT APPLICABLE**

**SERVICE CHARGES: £3,200 PER ANNUM**





TOP FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(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

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.