



Mayfield  
Court



**11 MAYFIELD COURT, 52-54 HORLEY ROAD, REDHILL, SURREY, RH1 5AF**

**£165,000  
LEASEHOLD**

**\*\*\* SPACIOUS, TOP FLOOR STUDIO APARTMENT LOCATED CLOSE TO SHOPS AND TRANSPORT \*\*\***

Situated within easy reach of the bus route to the town centre, and close to a selection of shops, including a little Waitrose, this top floor property overlooks communal gardens, and offers superb value for money.

Mayfield Court benefits from residents parking to the rear of the building, as well as a bin store and communal gardens.

The property itself is to the rear of the building on the top floor, there is an entrance hall with a door to the bathroom, which has a Velux window to the side. You have a generous studio space with a double glazed window to the rear and a built in cupboard. Off this space there is a separate fitted kitchen with a breakfast bar.

East Surrey Hospital can be found just a short walk from the property, and Redhill town centre is just over 1.5 miles to the north. Within the town centre there is a wide range of shops, as well as a 24 hour gym, leisure centre, multi screen cinema complex, and direct train links to central London.

In addition, there are pubs, shops and rail connections available within Earlswood, which is only 0.8 of a mile away.

- TOP FLOOR
- KITCHEN
- ALLOCATED PARKING
- NO CHAIN
- COUNCIL TAX BAND: B
- STUDIO APARTMENT
- BATHROOM
- CLOSE TO SHOPS
- GREAT VALUE
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

8'1 x 3'3 (2.46m x 0.99m)

**STUDIO ROOM**

18'7 x 16'6 (5.66m x 5.03m)

**KITCHEN**

8'8 x 7'9 (2.64m x 2.36m)

**BATHROOM**

6'4 x 5'9 (1.93m x 1.75m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDEN**

**ALLOCATED PARKING SPACE**

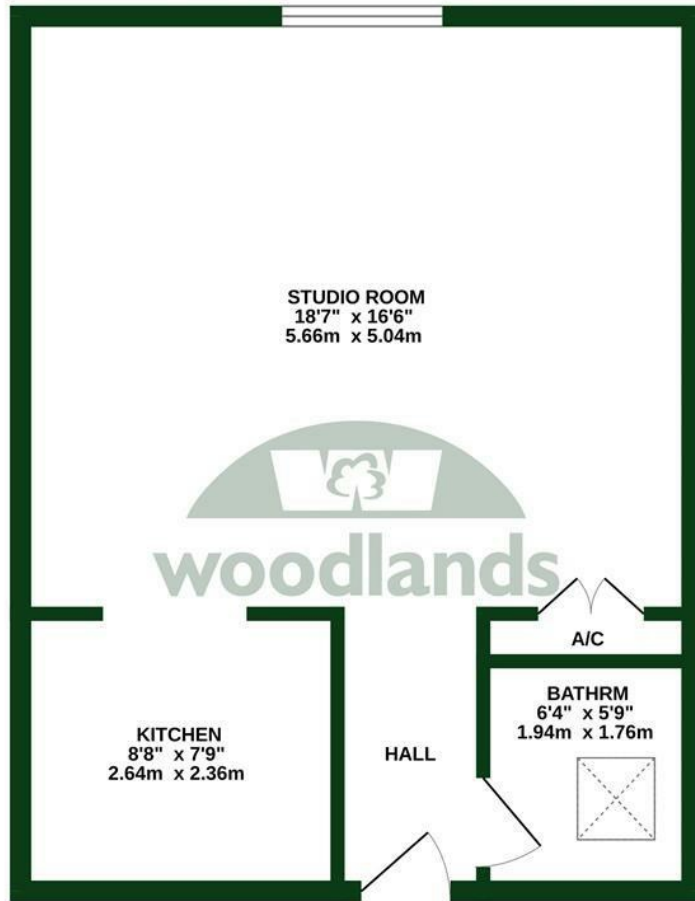
**YEARS REMAINING ON LEASE: 89**

**GROUND RENT: £400 PER ANNUM**

**SERVICE CHARGES: £1,440 PER ANNUM**




TOP FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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>		
(69-80) <b>C</b>	72	77
(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 	

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