



39C LINKFIELD STREET, REDHILL, SURREY, RH1 6BW
£320,000
LEASEHOLD - SHARE OF FREEHOLD

***** SPACIOUS CHARACTER PROPERTY WITH A PRIVATE ENTRANCE,
PATIO AREA AND TWO PARKING SPACES *****

Situated in a desirable area close to the Redhill/Reigate borders, this chain free two bedroom property boasts great space and benefits from a share of the freehold.

Through the private door there is a long hallway, which has a very handy study area at the far end. There are two double bedrooms, a generous living space, separate fitted kitchen and a bathroom.

Outside there are two patio areas for this property, as well as two allocated parking spaces.

Nearby you have a parade of local shops, as well as the highly popular Deli on the Hill store, which has a superb selection of home made foods.

Redhill town centre, with its wide range of shops, can be found only a short walk away, and has the added bonus of frequent, direct trains to central London. In addition there is a shopping centre, multi screen cinema complex, and a 24 hour gym. Reigate town centre is a little over a mile to the west, and offers a delightful selection of boutique stores, restaurants and bars.

- GROUND FLOOR APARTMENT
- LOUNGE
- STUDY
- PRIVATE ENTRANCE
- COUNCIL TAX BAND: B
- SOUGHT AFTER AREA
- KITCHEN
- TWO DOUBLE BEDROOMS
- 964 YEAR LEASE
- EPC RATING: F





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

ENTRANCE HALL
15'10 x 2'8 (4.83m x 0.81m)

LOUNGE/DINING ROOM
15'10 x 14'8 (4.83m x 4.47m)

STUDY
12'5 x 6'2 (3.78m x 1.88m)

KITCHEN
8'2 x 7'8 (2.49m x 2.34m)

BEDROOM ONE
14'2 x 12'9 (4.32m x 3.89m)

BEDROOM TWO
11'8 x 9'7 (3.56m x 2.92m)

BATHROOM
8'1 x 5'11 (2.46m x 1.80m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

TWO PATIOS

PARKING FOR TWO CARS

SHARE OF FREEHOLD

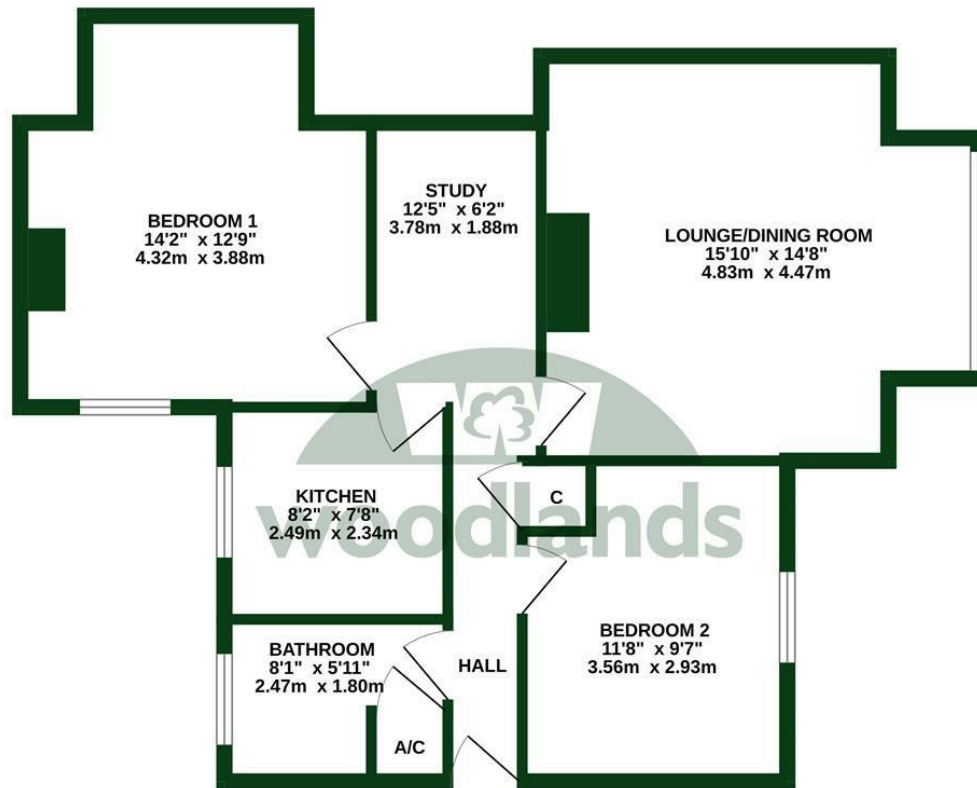
YEARS REMANING ON LEASE: 964

SERVICE CHARGE: £600 PER ANNUM

GROUND RENT: NOT APPLICABLE



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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