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LONDON

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WAVENEY HOUSE



HUNTINGDON ROAD  
LEADING TO LOWER BRIDGE ROAD



**FLAT 6 WAVENEY HOUSE SINCOTS ROAD, REDHILL, SURREY, RH1  
1HW**

**£260,000  
LEASEHOLD**

**\*\*\* SPACIOUS SPLIT LEVEL MAISONETTE, WITH TWO DOUBLE  
BEDROOMS, IN A SUPERBLY CONVENIENT LOCATION \*\*\***

Located just off Redhill town centre, you will find this versatile two double bedroom property.

Through the front door there is an entrance hall with built in storage, at the front is a fitted kitchen and to the rear a dual aspect lounge/dining space with double glazed doors opening on to secluded balcony.

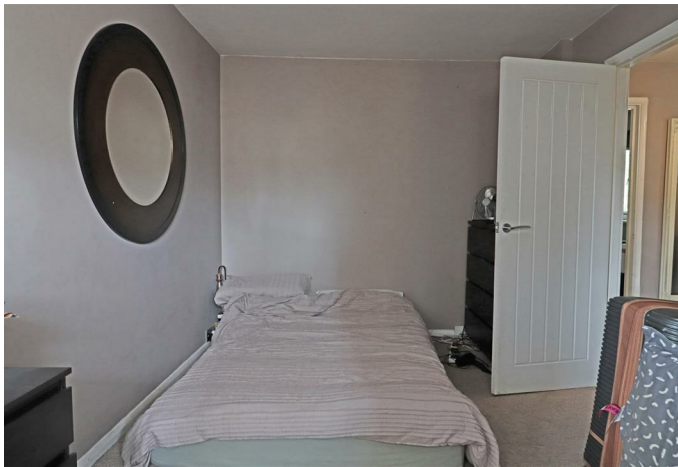
Upstairs there is a landing area with a double glazed window to the side, you have a double bedroom and a shower room to the front and to the rear there is a large double bedroom, that is currently partially divided into two rooms which work as two good size bedrooms or alternatively a bedroom and study.

Outside there is a private brick storage shed, located on the lower ground floor of the building.

Redhill town itself is a bustling commuter hub with train services to London, Gatwick, Guildford, Reading and throughout the South East. In addition there are local bus routes, a wide range of shops, a 24 hour gym, and a multi screen cinema complex.

- SPLIT LEVEL MAISONETTE
- PRIVATE FRONT DOOR
- LOUNGE/DINING ROOM
- TWO BEDROOMS
- COUNCIL TAX BAND: B
- CENTRAL LOCATION
- KITCHEN
- BALCONY
- CONTEMPORARY SHOWER ROOM
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

12'2 x 6'0 (3.71m x 1.83m)

**LOUNGE/DINING ROOM**

15'6 x 11'11 (4.72m x 3.63m)

**KITCHEN**

12'5 x 8'8 (3.78m x 2.64m)

**BALCONY**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

13'4 x 8'10 (4.06m x 2.69m)

**BEDROOM TWO**

10'2 x 7'6 (3.10m x 2.29m)

**STUDY**

10'2 x 7'7 (3.10m x 2.31m)

**SHOWER ROOM**

5'11 x 5'8 (1.80m x 1.73m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

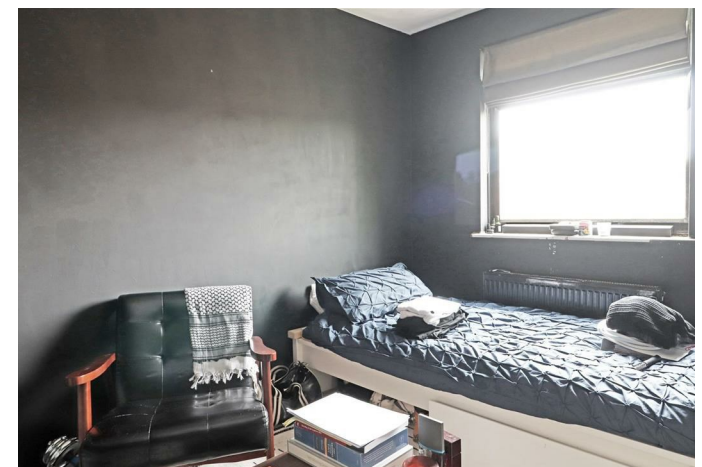
**TWO PARKING PERMITS**

**BRICK STORAGE SHED**

**YEARS REMAINING ON LEASE: 90**

**GROUND RENT: £10 PER ANNUM**

**SERVICE CHARGES: £816.99 PER ANNUM**





# woodlands

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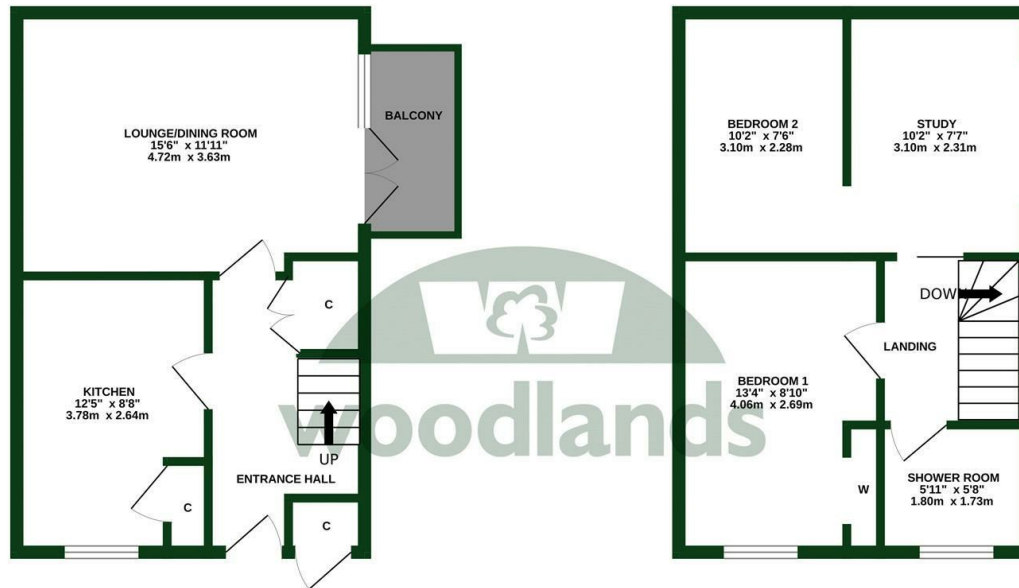
The Property Ombudsman

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naea propertymark PROTECTED

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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.  
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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>	67	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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[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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