



**87 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AL**  
**£267,500**  
**LEASEHOLD**

**\*\*\* LONG LEASE \*\*\***

**\*\*\* WELL PRESENTED, GROUND FLOOR APARTMENT IN A POPULAR LOCATION \*\*\***

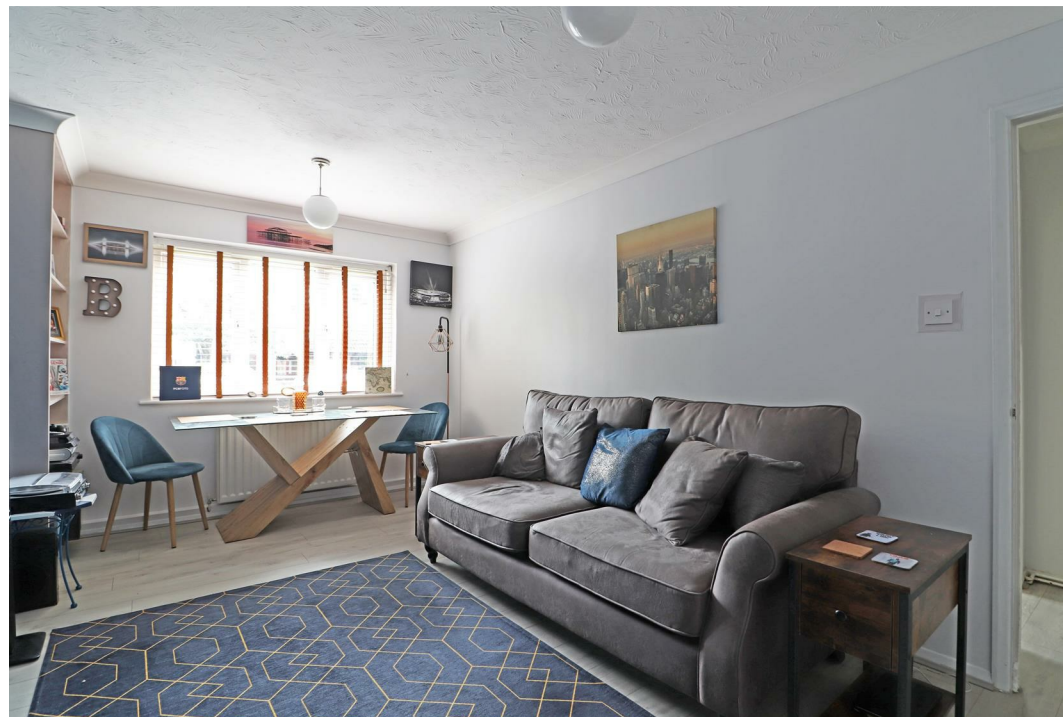
Situated in the sought after Poets development, with ample resident parking and communal green spaces, this smartly presented, two bedroom properties would make an excellent first purchase.

Through the front door there is a spacious, entrance hall which has two built in storage cupboards. At the far end of the hall there is a lounge/dining room and a separate fitted kitchen.

There are two good size bedrooms, the largest of which has a walk in wardrobe. You also have a modern bathroom, gas central heating and double glazed windows.

Redhill town centre and train station are only a short walk from the property, and offer a wide range of shops and amenities, including direct trains to London, Guildford and Gatwick.

- GROUND FLOOR APARTMENT
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- 966 YEAR LEASE
- COUNCIL TAX BAND: C
- TWO BEDROOMS
- SEPARATE KITCHEN
- AMPLE PARKING
- POPULAR LOCATION
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
17'8 x 9'10 (5.38m x 3.00m)

**LOUNGE/DINING ROOM**  
16'1 x 9'7 (4.90m x 2.92m)

**KITCHEN**  
11'2 x 6'7 (3.40m x 2.01m)

**BEDROOM ONE**  
12'11 x 9'10 (3.94m x 3.00m)

**BEDROOM TWO**  
12'9 x 7'8 (3.89m x 2.34m)

**BATHROOM**  
7'3 x 6'0 (2.21m x 1.83m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

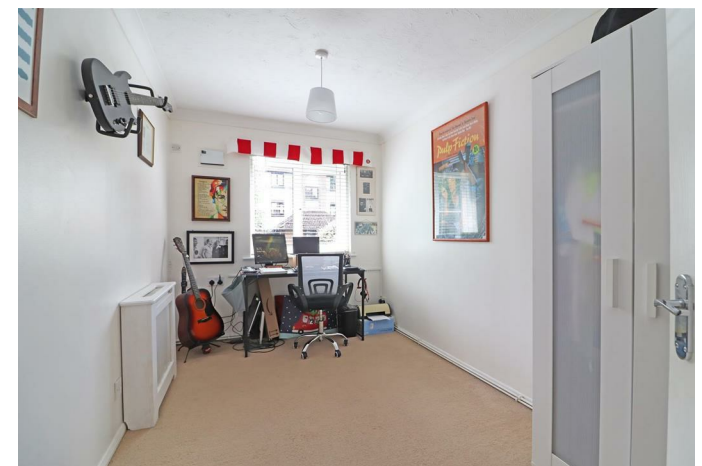
**COMMUNAL GARDENS**

**COMMUNAL PARKING**

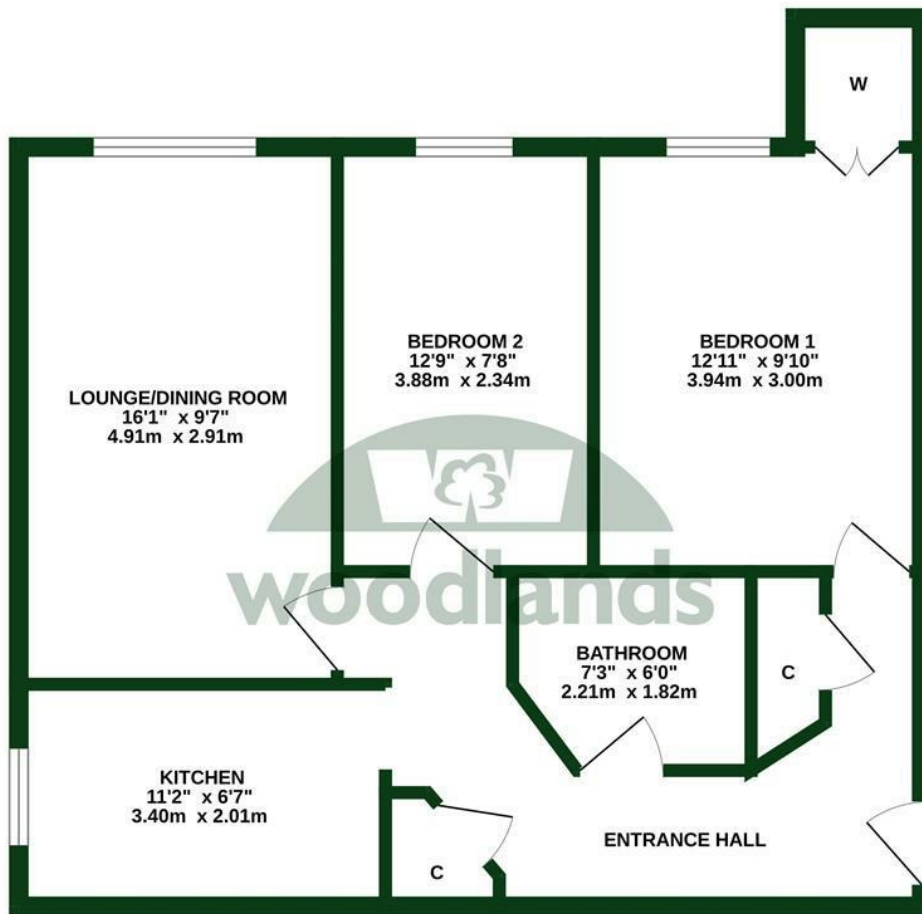
**YEARS REMAINING ON THE LEASE: 966**

**GROUND RENT: £130 PER ANNUM**

**SERVICE CHARGES: £1,113.52 PER ANNUM**



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.