



Information sign on a post near the entrance.





**3 THORNTON SIDE, REDHILL, SURREY, RH1 2NP**

**£225,000**

**LEASEHOLD**

**\*\*\* WELL PRESENTED, GROUND FLOOR APARTMENT WITH PRIVATE OUTSIDE SPACE AND NO CHAIN \*\*\***

Situated centrally within the popular Watercolour development, close to the handy Tesco Express, and only a short walk from the lagoon and nature reserve, this double bedroom apartment is a great find and well worth a look.

Through the front door you have an entrance hall with built in storage. There is a double bedroom with a floor to ceiling double glazed window, a well appointed bathroom, and a bright, open plan space which comprises of a fitted kitchen with integrated appliances, a lounge/dining area and sliding doors out onto the terrace.

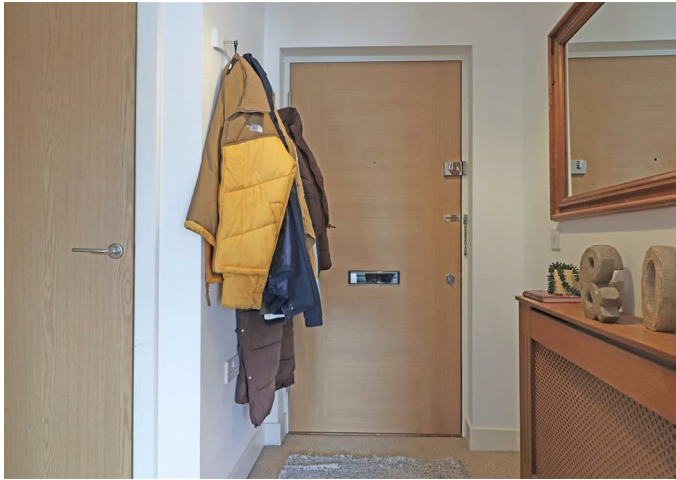
The property comes with a 106 year lease, no chain as an ex rental home, and all the benefits Watercolour has to offer.

Redhill town centre is around a mile away, and offers extensive shopping options, as well as direct trains into central London, down to Gatwick and across to Guildford.

- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- PATIO SPACE
- CLOSE TO SHOPS
- COUNCIL TAX BAND: C
- NO CHAIN
- BATHROOM
- ALLOCATED PARKING
- POPULAR LOCATION
- EPC RATING: C







**ROOM DIMENSIONS:**

**ENTRANCE HALL**

7'4 x 6'2 (2.24m x 1.88m)

**LOUNGE/KITCHEN**

19'3 x 14'7 (5.87m x 4.45m)

**PATIO SPACE**

**DOUBLE BEDROOM**

12'10 x 10'1 (3.91m x 3.07m)

**BATHROOM**

6'8 x 5'7 (2.03m x 1.70m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**ALLOCATED PARKING**

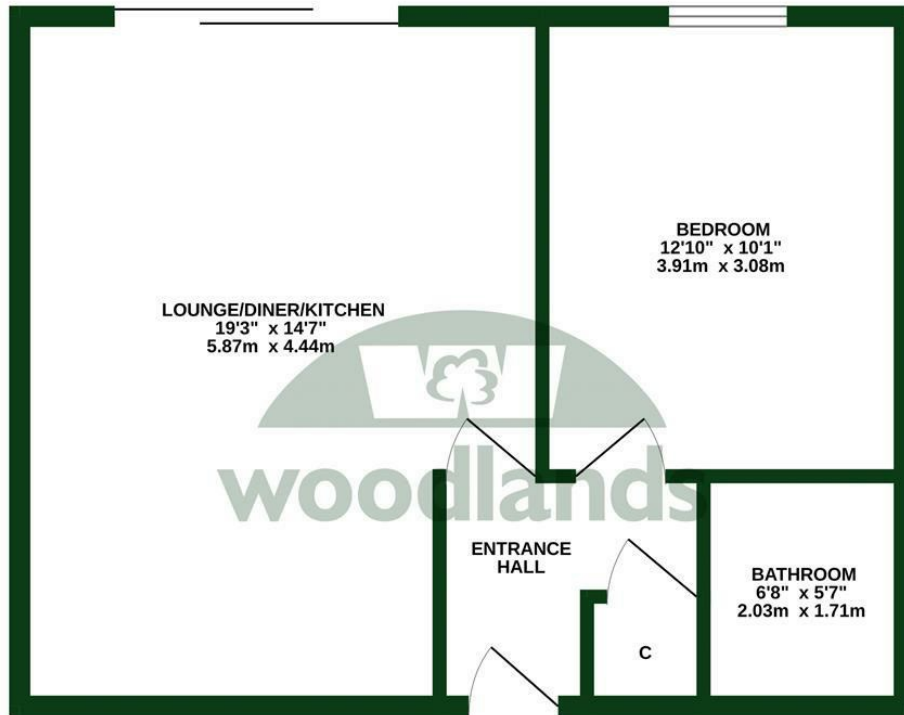
**YEARS REMAINING ON LEASE: 106**

**GROUND RENT: £250 PER ANNUM**

**SERVICE CHARGES: £1,173.00 PER ANNUM**



GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.2 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>	<b>78</b>	<b>79</b>
(69-80) <b>C</b>		
(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

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