



FLAT 3, 72 WOODLANDS ROAD, REDHILL, SURREY, RH1 6HA

**£195,000
LEASEHOLD**

***** SPLIT LEVEL CONVERSION PROPERTY SITUATED CLOSE TO STATION AND LOCAL SHOPS *****

This interesting split level apartment has the benefit of its own private entrance and courtyard area, as well as off road parking and a long lease.

The property is currently let and will be sold with no ongoing chain.

Through the front door you have a dual aspect living/dining space, with built in storage and a doorway to a dual aspect fitted kitchen. Off the living space there is a staircase to the landing, where you have an airing cupboard, and doors to a bathroom, and double bedroom with built in wardrobes.

Outside there are communal gardens on three side of the building, with a driveway to the side and residents parking at the rear.

Nearby you have a parade of local shops for those everyday essentials, in addition there is a fish and chip shop, an Indian restaurant and a great local pub. Beyond the parade you have Earlswood train station, which offers train services to central London.

- SPLIT LEVEL
- PRIVATE DOOR
- SEPARATE KITCHEN
- COURTYARD GARDEN
- COUNCIL TAX BAND: C
- CONVERSION APARTMENT
- LOUNGE
- DOUBLE BEDROOM
- NO CHAIN
- EPC RATING: D





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

LOUNGE/DINER

14'9(max)11'3(min) x 12'9
(4.50m(max)3.43m(min) x 3.89m)

KITCHEN

6'5 x 6'4 (1.96m x 1.93m)

FIRST FLOOR

LANDING

DOUBLE BEDROOM

10'9 x 8'0 (3.28m x 2.44m)

BATHROOM

6'5 x 6'2 (1.96m x 1.88m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE COURTYARD

COMMUNAL GARDENS

COMMUNAL PARKING

YEARS REMAINING ON LEASE: 151

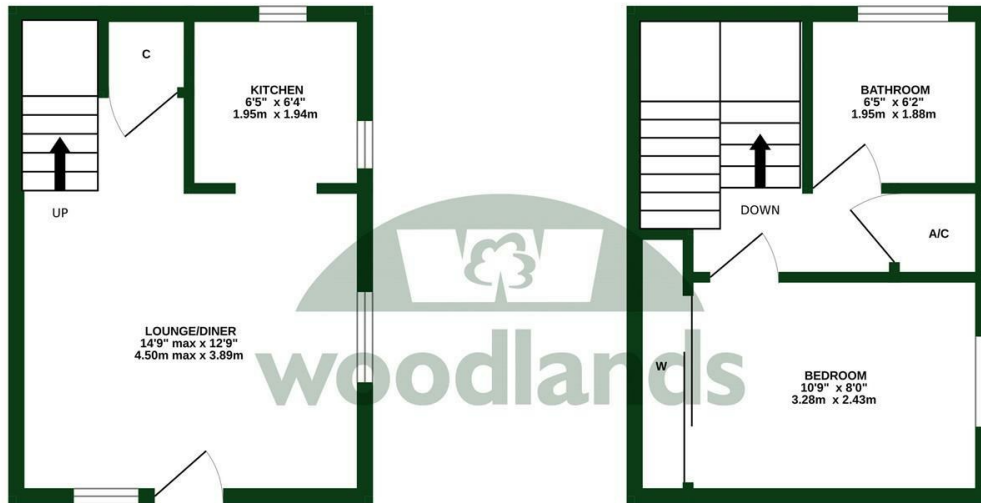
GROUND RENT: PEPPERCORN

SERVICE CHARGES: £2,400 PER ANNUM



GROUND FLOOR
223 sq.ft. (20.8 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 447 sq.ft. (41.5 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		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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