



FLAT 2, 81 STATION ROAD, REDHILL, SURREY, RH1 1DL

£245,000

LEASEHOLD - SHARE OF FREEHOLD

***** SUPERB, UPPER FLOOR APARTMENT WITH OFF ROAD PARKING AND A COURTYARD GARDEN *****

Offered for sale with no onward chain, this lovely conversion apartment is in a wonderfully convenient location, being only a short walk from Redhill's bustling town centre and station.

There are only four apartments within this attractive, period building, which was converted in 2007 and benefits from also being sold with a share of the freehold.

You have a communal hallway with secure, video entry. Through your front door there is an entrance lobby, to the front is a bright double bedroom with a bay window and high ceilings. There is a modern bathroom and then to the rear a fitted kitchen with an inner lobby that offers built in storage, and a living space with high ceilings and a door out to the private courtyard.

Nearby Redhill town centre offers a great range of high street shops, including the Belfry centre, a 24 hour gym, Sainsburys superstore, mainline rail connections to central London, Guildford and Gatwick, as well as a multi screen cinema and leisure complex.

- **FIRST FLOOR APARTMENT**
- **DOUBLE BEDROOM**
- **CHARACTER PROPERTY**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **PRIVATE OUTSIDE SPACE**
- **SHARE OF FREEHOLD**
- **CENTRAL LOCATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

5'2 x 4'1 (1.57m x 1.24m)

LOUNGE/DINING ROOM

15'6 x 12'7 (4.72m x 3.84m)

KITCHEN

11'8 x 6'2 (3.56m x 1.88m)

BEDROOM

12'4 x 12'4 (3.76m x 3.76m)

BATHROOM

8'0 x 5'2 (2.44m x 1.57m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PATIO/COURTYARD

OFF ROAD PARKING

SHARE OF FREEHOLD

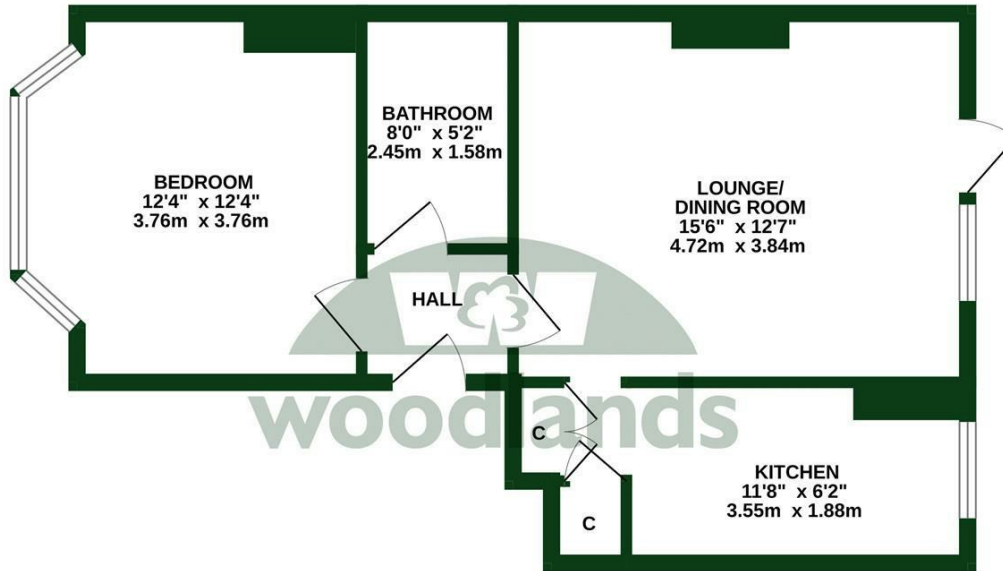
YEARS REMAINING ON LEASE: 108

GROUND RENT: N/A

SERVICE CHARGES: £840 PA / £70 PCM



FIRST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 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	72	80
(55-68) D		
(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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