



8 CENTENARY COURT, 30 WARWICK ROAD, REDHILL, SURREY, RH1 1FQ

**£280,000
LEASEHOLD**

***** TWO BEDROOM, TOP FLOOR APARTMENT WITH OFF ROAD
PARKING *****

Centrally located to Redhill town centre, this top floor apartment is spacious and has a long lease.

There is a hallway with a wall mounted entry phone system, a dual aspect, lounge/dining room, fitted kitchen, two double bedrooms, and bathroom and en-suite shower room.

Outside there is allocated parking for one car.

Redhill town centre has a range of shops and amenities, including mainline trains to central London, a multi screen cinema complex, and a regular local market.

- TOP FLOOR APARTMENT
- LOUNGE/DINING ROOM
- BATHROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND: D
- CENTRAL LOCATION
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- 102 YEAR LEASE
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

20'5 x 4'4 (6.22m x 1.32m)

LOUNGE/DINING ROOM

18'3 x 10'9 (5.56m x 3.28m)

KITCHEN

10'3 x 5'9 (3.12m x 1.75m)

BEDROOM ONE

11'5 x 10'6 (3.48m x 3.20m)

ENSUITE SHOWER ROOM

9'9 x 6'0 (2.97m x 1.83m)

BEDROOM TWO

11'1 x 8'6 (3.38m x 2.59m)

BATHROOM

7'10 x 4'7 (2.39m x 1.40m)

OFF ROAD PARKING FOR ONE CAR

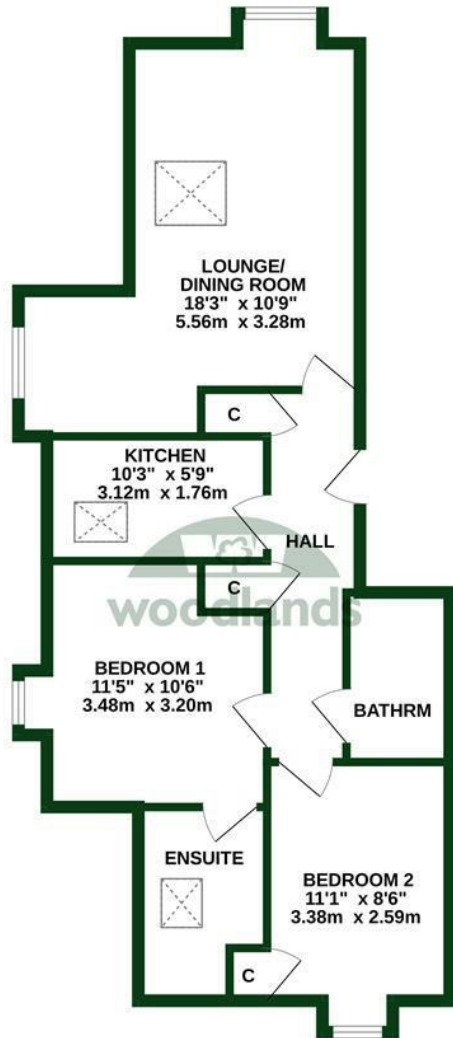
YEARS REMAINING ON LEASE: 102

GROUND RENT: £196 PCM

SERVICE CHARGES: £1,737.98 PCM



TOP FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 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	76	77
(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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