



9A
RINE
SIDE
STABLE
LODGE
1890-1900



FLAT A OLD STABLE LODGE, 9 MILL STREET, REDHILL, SURREY, RH1 6PA

£235,000

LEASEHOLD - SHARE OF FREEHOLD

***** TOP FLOOR, CONVERSION APARTMENT WITH A SHARE OF THE FREEHOLD, OFF ROAD PARKING, AND GREAT VIEWS *****

Located opposite Redhill common, and within easy reach of local shops and pubs, this top floor property is well situated and is also around half a mile to Redhill town centre.

On the upper ground floor there is a private entrance which opens to a hallway, from there you have stairs to the top floor. At the top of the stairs is a bright, open plan living space with two rear facing windows that provide far reaching views. Off the lounge there is a modern kitchen, with the same superb views. Then to the front you have a double bedroom overlooking the woods, and en-suite shower room with a double glazed window to the side.

The property benefits from off road parking for one car, there is also parking on the street itself, and you have a private garden area to the side, accessed via some steps.

Nearby there is a handy shop and a pharmacy, in addition there are a number of local pubs, including the community owned Garibaldi. Across the road is Redhill common, which has a stunning, elevated open area that affords superb southerly views.

Redhill town and station are a little over half a mile away, there you have a great range of shops, a multi screen cinema, and direct trains to central London.

- GREAT VIEWS
- LOUNGE
- PRIVATE ENTRANCE
- OFF ROAD PARKING
- COUNCIL TAX BAND: C
- SHARE OF FREEHOLD
- MODERN KITCHEN
- GARDEN AREA
- SHOPS NEARBY
- EPC RATING: E





ROOM DIMENSIONS:

PRIVATE FRONT DOOR:

ENTRANCE HALL

9'0 x 2'11 (2.74m x 0.89m)

LOUNGE

15'1 x 11'0 (4.60m x 3.35m.0.00m)

KITCHEN

10'11 x 5'4 (3.33m x 1.63m)

DOUBLE BEDROOM

11'0 x 10'8 (3.35m x 3.25m)

SHOWER ROOM

6'5 x 5'6 (1.96m x 1.68m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

OFF ROAD PARKING SPACE

SHARE OF FREEHOLD

YEARS REMAINING ON LEASE: 103

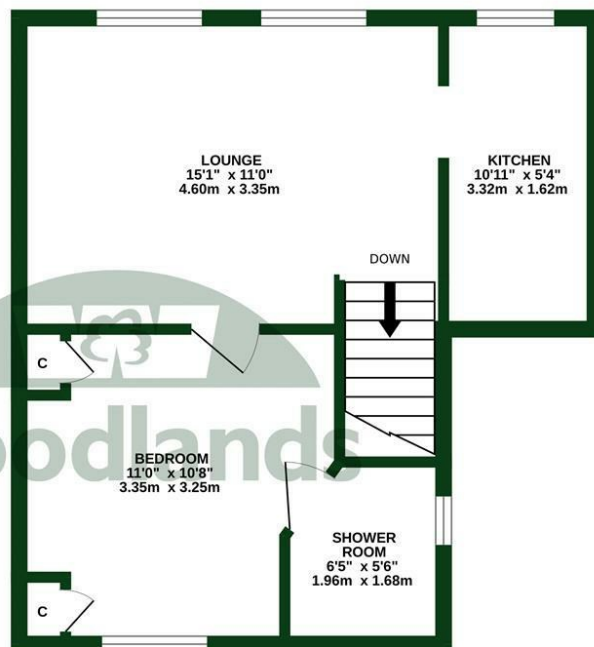
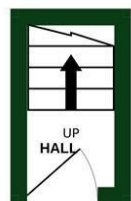
GROUND RENT: £0

SERVICE CHARGES: ON AN AS & WHEN BASIS



ENTRANCE FLOOR
23 sq.ft. (2.1 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.4 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		
(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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