



**FLAT 25 ROMANBY COURT 31 MILL STREET, REDHILL, SURREY,
RH1 6PA
£325,000
LEASEHOLD**

***** NO CHAIN *****

***** THREE BEDROOM PARTMENT WITH A BALCONY AND CAR PORT IN A
SOUGHT AFTER LOCATION *****

Located just to the south of Redhill town centre on the edge of Redhill common this spacious property has great views and very generous room sizes throughout. The front door leads to a large hallway offers ample storage, a utility room and a family bathroom, the separate kitchen has a wide range of base and wall storage units and an internal picture window to the lounge/dining room which itself has double door access from the hallway and a private balcony that looks out towards Redstone Hollow. The master bedroom has built in wardrobes and an en-suite shower room, both the additional bedrooms are comfortable doubles.

Outside you have several communal garden spaces and terraces, a private car port and visitor parking bays.

Redhill town and station can be found just over half a mile away where you can access a wide range of shopping facilities, a sports centre and a 24 hour gym, as well as fast trains into London. There is also an exciting new cinema complex which includes a bowling alley, restaurant, bar and other leisure activities. In addition Redhill common can be found directly opposite Romanby Court, and offers some beautiful green spaces.

- **LARGE APARTMENT**
- **BALCONY**
- **UTILITY ROOM**
- **BATHROOM**
- **COUNCIL TAX BAND: E**
- **LOUNGE/DINING ROOM**
- **KITCHEN**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL
15'5 x 9'4 (4.70m x 2.84m)

LOUNGE/DINING ROOM
21'2 x 19'0 (6.45m x 5.79m)

KITCHEN
9'3 x 9'0 (2.82m x 2.74m)

UTILITY ROOM
6'1 x 4'4 (1.85m x 1.32m)

BEDROOM ONE
9'9 x 9'8 (2.97m x 2.95m)

ENSUITE SHOWER ROOM
6'3 x 6'2 (1.91m x 1.88m)

BEDROOM TWO
10'5 x 9'8 (3.18m x 2.95m)

BEDROOM THREE
11'4 x 9'8 (3.45m x 2.95m)

BATHROOM
6'2 x 6'1 (1.88m x 1.85m)

GAS CENTRAL HEATING

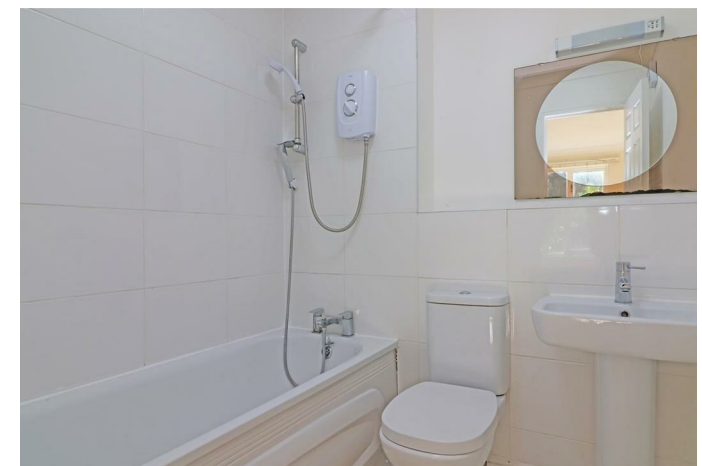
DOUBLE GLAZED WINDOWS

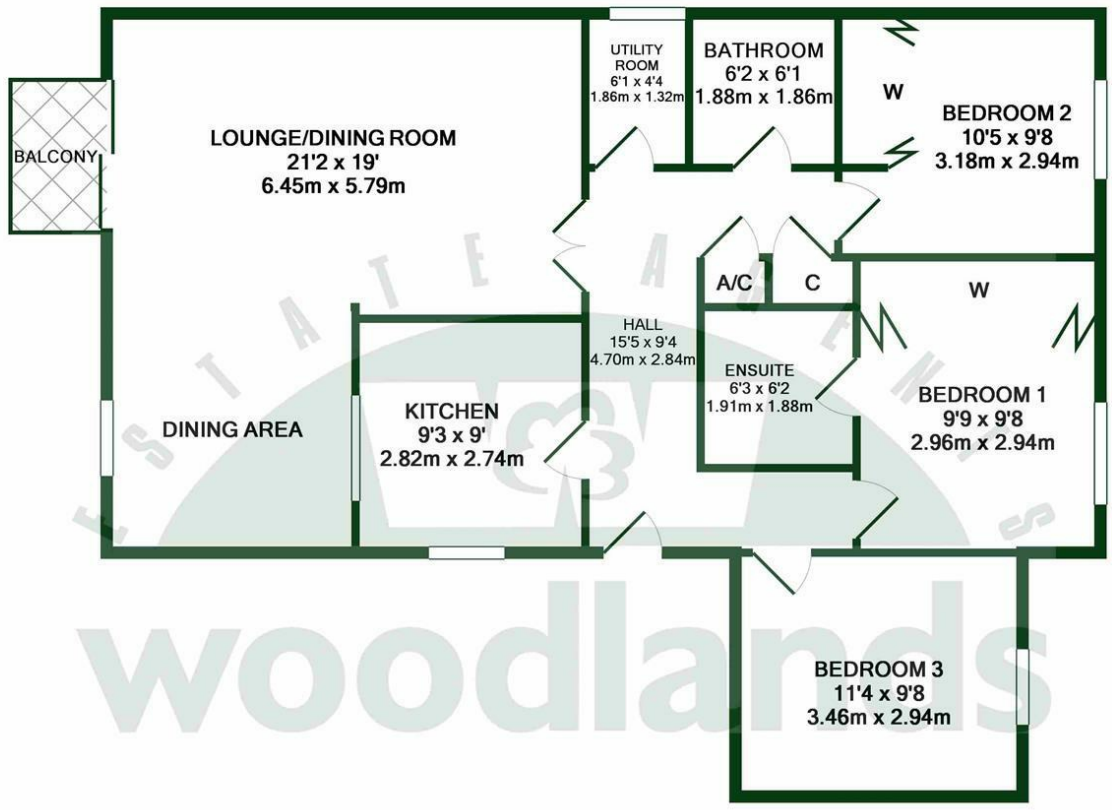
CAR PORT

LEASE: 91 YEARS REMAINING

GROUND RENT: £160 PER ANNUM

MAINTENANCE: £1,940 PER ANNUM





TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		73	78
(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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