



**24 NICHE PLACE 6 BROOK ROAD, REDHILL, SURREY, RH1 6DL**  
**£450,000**  
**LEASEHOLD**

**\*\*\* IMPRESSIVELY SPACIOUS PENTHOUSE, WITH UNDERGROUND PARKING AND NO CHAIN \*\*\***

Built in 2006 by Halbren Homes, this top floor property offers an amazing amount of space with high ceilings, and benefits from being in a gated development that is within easy reach of Redhill town centre and station.

You have well maintained communal hallways with telephone entry, through the front door there is an L-shaped hallway with a built in storage cupboard. At the end of the hallway you have a generous, open plan living space that has double glazed windows and a Juliet balcony, as well as a door to a 20ft kitchen/breakfast room. All three bedrooms are doubles, two of which having en-suite shower rooms and fitted wardrobes, with the benefit of a family bathroom.

Outside there are communal gardens and a bike store, with visitor parking. This property has the luxury of underground parking, and CCTV covering the common parts and gated access.

Nearby there is a superb local shop called Holborns, which is well stocked. In addition there is a small M&S within the BP petrol station. Redhill town centre and train station can be found a short walk from the property, and offer a wide range of shops and amenities, including a multi screen cinema complex, and regular local markets. You also have extensive transport links into central London, out to Guildford, Tonbridge and down to Gatwick.

- PENTHOUSE APARTMENT
- THREE DOUBLE BEDROOMS
- LARGE LOUNGE/DINING ROOM
- UNDER COVER PARKING
- COUNCIL TAX BAND: E
- GATED DEVELOPMENT
- TWO ENSUITES & FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- LONG LEASE
- EPC RATING: B





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

18'5 x 16'3 (5.61m x 4.95m)

**LOUNGE/DINING ROOM**

24'6 x 19'4 (7.47m x 5.89m)

**KITCHEN/BREAKFAST ROOM**

20'4 x 7'8 (6.20m x 2.34m)

**BEDROOM ONE**

19'8 x 14'9 (5.99m x 4.50m)

**ENSUITE SHOWER ROOM**

6'11 x 5'10 (2.11m x 1.78m)

**BEDROOM TWO**

12'10 x 12'8 (3.91m x 3.86m)

**ENSUITE SHOWER ROOM**

7'2 x 6'7 (2.18m x 2.01m)

**BEDROOM THREE**

12'3 x 11'9 (3.73m x 3.58m)

**BATHROOM**

8'7 x 6'6 (2.62m x 1.98m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

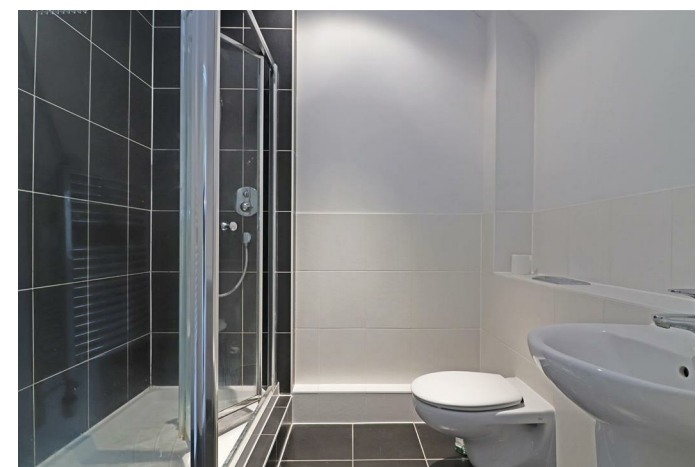
**UNDERGROUND PARKING FOR ONE CAR**

**VISITOR PARKING**

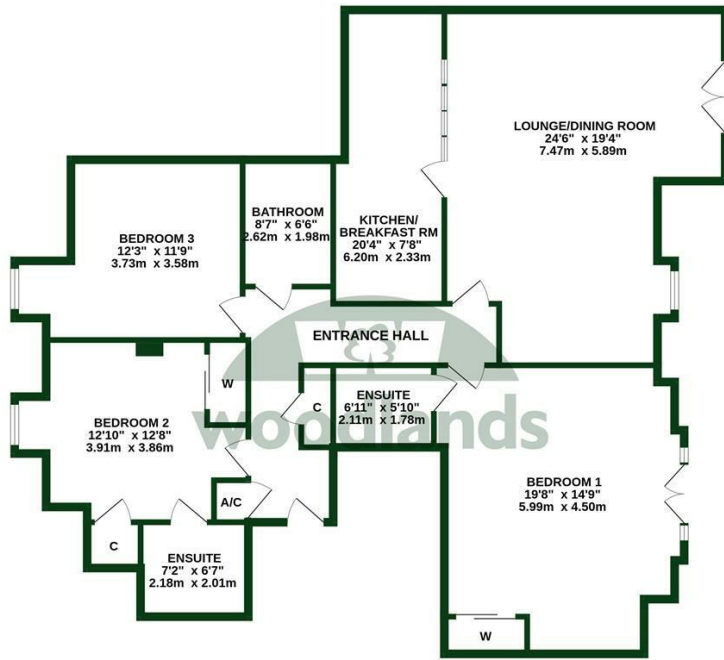
**YEARS REMAINING ON LEASE: 981**

**GROUND RENT: PEPPERCORN**

**SERVICE CHARGES: £1,500 PER ANNUM**



PENTHOUSE  
1504 sq.ft. (139.7 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 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.  
 Made with Metrepro 02/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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