



45 BROOKLANDS WAY, REDHILL, SURREY, RH1 2BN

**£290,000
LEASEHOLD**

***** TWO BEDROOM, GROUND FLOOR MAISONETTE WITH A LARGE GARDEN AND GARAGE EN-BLOCK *****

Located in a quiet residential street, only half a mile from Redhill town centre, this chain free property would make a great first purchase for someone wanting a project.

Through the front door there is a living room, with a large window overlooking the front garden, and built in storage. Off the lounge there is a door to a separate kitchen which has rear garden access, and a door to an inner hallway. Off the hall there is a bathroom, and two double bedrooms, one to the front, and the other to the rear.

The property has 92 years remaining on the lease, and the maintenance is dealt with on an as and when basis.

Outside there are lawn gardens both front and rear, with a side access which leads to the 95ft rear garden. At the foot of the garden you have a gate to a garage forecourt, where you own a single garage en-block.

As well as the wide range of shops on offer within Redhill town centre, there is a multi screen cinema, shopping centre, regular local market and a superb transport links, including direct trains to central London.

- GROUND FLOOR APARTMENT
- LOUNGE
- TWO BEDROOMS
- LARGE GARDEN
- COUNCIL TAX BAND: C
- NO CHAIN
- KITCHEN
- GARAGE EN BLOCK
- POPULAR LOCATION
- EPC RATING: D





ROOM DIMENSIONS:

LOUNGE

12'9 x 12'9 (3.89m x 3.89m)

KITCHEN

10'1 x 7'5 (3.07m x 2.26m)

BEDROOM ONE

10'11 x 10'10 (3.33m x 3.30m)

BEDROOM TWO

10'8 x 10'3 (3.25m x 3.12m)

BATHROOM

6'3 x 5'7(min) (1.91m x 1.70m(min))

DOUBLE GLAZED WINDOWS

95FT GARDEN

EN BLOCK GARAGE

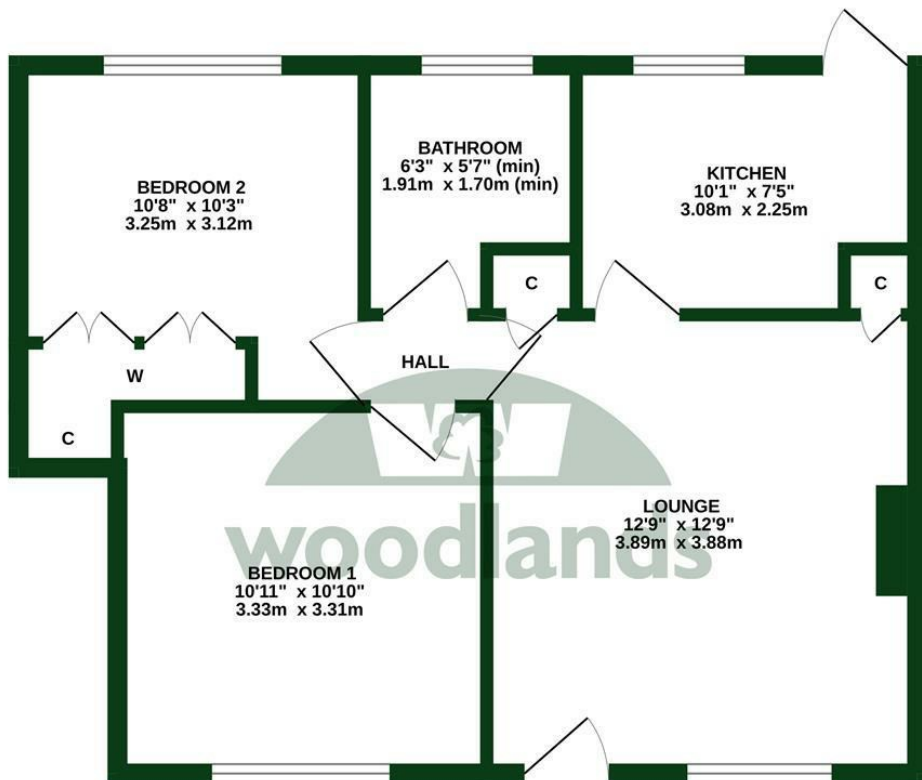
YEARS REMAINING ON LEASE: 92

GROUND RENT: £100 PER ANNUM

SERVICE CHARGES: ON AN AS & WHEN BASIS



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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			77
(69-80) C		63	
(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	

To view this property please call 01737 771777

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