

woodlands
01757 372797
to let



**FLAT 9 SQUIRRELS GREEN, 154 STATION ROAD, REDHILL,
SURREY, RH1 1HB**

**£280,000
LEASEHOLD**

***** WELL PRESENTED, 2ND FLOOR APARTMENT WITH A LONG LEASE
AND NO CHAIN *****

Located only a short walk from Redhill town centre, this recently redecorated, and well proportioned property makes for an excellent first purchase, with the added bonus of a garage en-block.

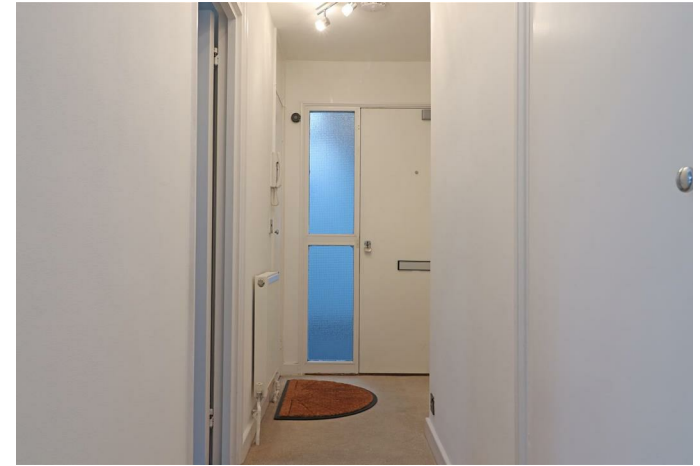
Through the front door there is an entrance hall with built in storage. You have a spacious, fitted kitchen that has a double glazed window to the rear. There is a generous, separate living space that has a large rear facing window, and a door to an inner hallway. To the front of the property there are two double bedrooms, and a modern bathroom.

Outside you have gardens to the rear of the building, with a garage en-block and vehicular access at the rear.

Redhill town centre is conveniently situated only a quarter of a mile away, and offers a great range of shops, as well as a multi screen cinema complex, with leisure activities, a weekly local market and some superb transport links, including direct trains to central London.

- SECOND FLOOR FLAT
- TWO BEDROOMS
- BATHROOM
- 161 YEAR LEASE
- COUNCIL TAX BAND: C
- NO CHAIN
- SPACIOUS KITCHEN
- WELL PRESENTED
- GARAGE
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

11'10 x 4'11 (3.61m x 1.50m)

LOUNGE

15'4 x 11'10 (4.67m x 3.61m)

KITCHEN

11'10 x 8'0 (3.61m x 2.44m)

BEDROOM ONE

12'5 x 9'10 (3.78m x 3.00m)

BEDROOM TWO

10'2 x 7'11 (3.10m x 2.41m)

BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

GARAGE

COMMUNAL GARDENS

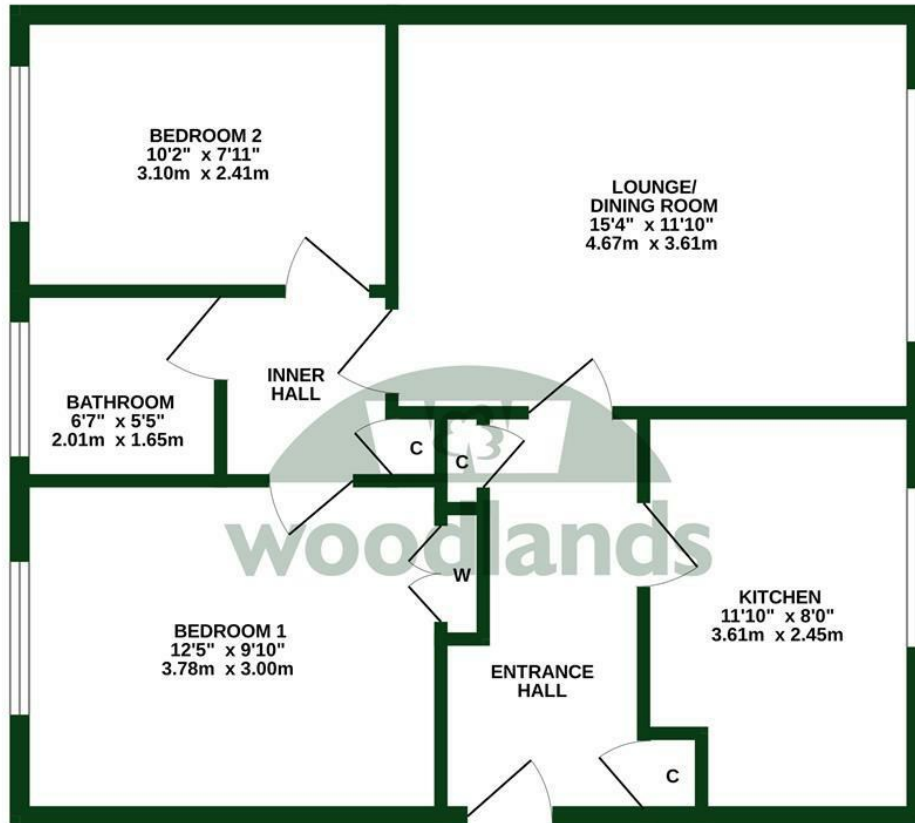
YEARS REMAINING ON LEASE: 161

GROUND RENT: £0

SERVICE CHARGES: £2,188.36 PER ANNUM



SECOND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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		65	70
(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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