



**FLAT 72 PICTURE HOUSE 1 MARKETFIELD WAY, REDHILL,
SURREY, RH1 1UG**

**£262,000
LEASEHOLD**

***** WONDERFULLY CONVENIENT LOCATION, CLOSE TO THE STATION AND
TOWN CENTRE *****

***** SUPERB 6TH FLOOR APARTMENT, WITHIN THE STYLISH PICTURE HOUSE
DEVELOPMENT *****

This bright and very spacious property was built by Crest Nicholson in the last 5 years, and benefits from the remainder of its NHBC warranty.

The secure, communal entrance to Picture House has a building manager, who is present between 8am and 4pm. There is lift access to all floor, bright communal hallways, and a communal refuse area.

Through the front door there is an entrance hall, with a sizeable store cupboard, that has space for utilities and also houses the heating system. You have an open plan living space, with a stylish kitchen and a private, East facing balcony. There is a well appointed bathroom, and a very generous double bedroom, with a floor to ceiling window and a fitted wardrobe.

Redhill town centre, with it's wide range of shops and amenities, including regular local markets, can be found just across the street. Within the town there is also a superb, multi screen cinema complex, which also has a range of other activities such and bowling and an arcade.

Some of the best transport links in the south east are also right on your door step, with direct trains to central London in as little as 29 minutes, as well as services to Reading, Tonbridge, Guildford, Gatwick, and the south coast.

- **SIXTH FLOOR APARTMENT**
- **OPEN PLAN LIVING**
- **INTEGRATED APPLIANCES**
- **LIFT ACCESS**
- **COUNCIL TAX BAND: C**
- **BRIGHT AND SPACIOUS**
- **HALL WITH UTILITY SPACE**
- **GENEROUS BEDROOM**
- **BALCONY**
- **EPC RATING: B**





ROOM DIMENSIONS:

LIFT TO SIXTH FLOOR

FRONT DOOR

ENTRANCE HALL

12'1 x 6'8 (3.68m x 2.03m)

UTILITY CUPBOARD

LOUNGE/DINING/KITCHEN

25'4 x 10'6 (7.72m x 3.20m)

BALCONY

BEDROOM

16'11 x 9'10 (5.16m x 3.00m)

BATHROOM

7'4 x 6'7 (2.24m x 2.01m)

CENTRAL HEATING

DOUBLE GLAZED WINDOWS

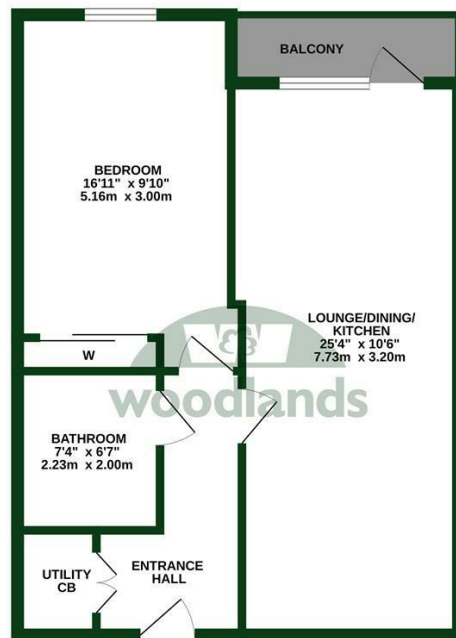
YEARS REMAINING ON LEASE: 243

GROUND RENT: £0

SERVICE CHARGES: £1,200 PER ANNUM



SIXTH FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.6 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 errors, omissions or misrepresentation. 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 | 83 | 83 |
| (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 | |

To view this property please call 01737 771777

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