



DUNVEGAN HOUSE



3 DUNVEGAN HOUSE GARLANDS ROAD, REDHILL, SURREY, RH1 6NS
OFFERS IN EXCESS OF £200,000
LEASEHOLD

This one bedroom property is ideally located for both Redhill and its associated station which offers excellent transport links to London and the south. The property comes chain free and has the benefit of an allocated parking space with private CCTV overlooking your parking space.

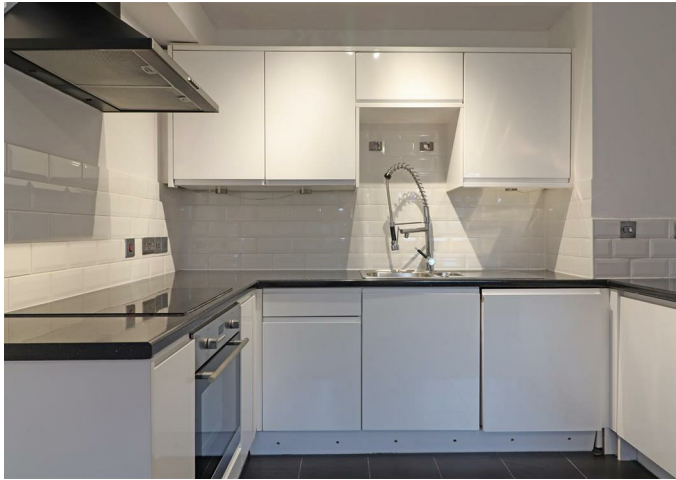
Access to the communal hallway is gained via the car park at the rear or the front from Garlands Road. Based on the lower ground floor, this flat is a must see.

Off the entrance hallway, there is a store cupboard, a well maintained bathroom, a good sized bedroom with fitted Yale safe and lounge with an open plan kitchen. Décor is neutrally coloured and the property is in very good condition enabling the new owners to move in until such time they choose to change the colours to their own liking.

Just a short walk to Redhill centre which offers a wide range of shops, a multi screen cinema complex, a choice of Gyms and a Sainsburys superstore this property is ideal for both rental investors and first time buyers alike. We recommend an early viewing as we expect this to garner a good amount of interest.

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|----------------------------|-----------------------|
| ■ GROUND FLOOR | ■ NO CHAIN |
| ■ OPEN PLAN LOUNGE/KITCHEN | ■ DOUBLE BEDROOM |
| ■ MODERN BATHROOM | ■ OFF ROAD PARKING |
| ■ DOUBLE GLAZED | ■ CONVENIENT LOCATION |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: E |





ROOM DIMENSIONS:

ENTRANCE HALL

6'8 x 4'10 (2.03m x 1.47m)

LOUNGE/DINING/KITCHEN

17'5 x 13'11 (5.31m x 4.24m)

BEDROOM

12'1 + bay x 9'11 (3.68m + bay x 3.02m)

BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

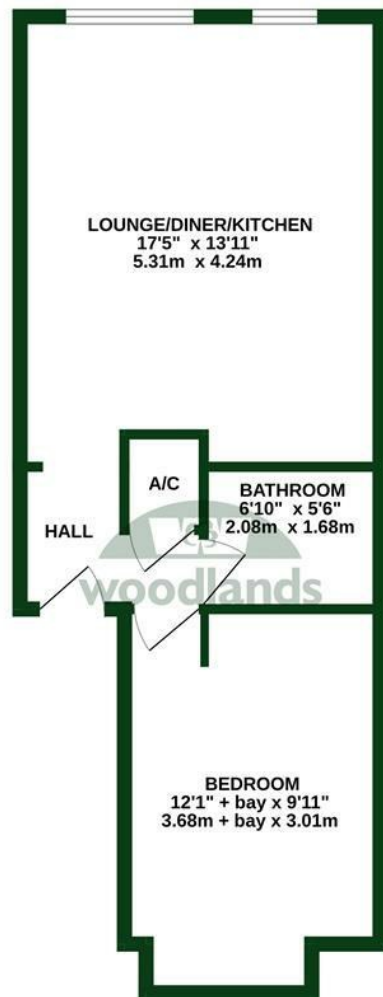
OFF ROAD PARKING + VISITOR PARKING

YEARS REMAINING ON LEASE: 91

GROUND RENT & SERVICE CHARGES: £1,640 PER ANNUM



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.6 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 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		72
(55-68) D		
(39-54) E	45	
(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

www.woodlands-estates.co.uk

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