



**FLAT 110 PICTURE HOUSE, 1 MARKETFIELD WAY, REDHILL,  
SURREY, RH1 1UG**

**£400,000  
LEASEHOLD**

**\*\*\* IMPRESSIVE, DUAL ASPECT 8TH FLOOR APARTMENT, WITH SECURE PARKING AND A BALCONY, IN A SUPERBLY CONVENIENT LOCATION \*\*\***

Picture House is a highly desirable development in an exceptionally central location, that is ideal for the direct train services to London, and the bustling town centre of Redhill.

Apartments on the upper floors within this block are afforded a higher specification finish compared to those on the lower floors fixtures, and this property situated on the 8th floor, is a real must see. Offering unique views across Redhill with a Westerly aspect this is an ideal apartment to be able to sit out on your dual aspect balcony.

There is a spacious hallway with a utility cupboard and the video entry system and a bright dual aspect living space opening on to a stylish kitchen. The principal bedroom has fitted wardrobes with an en-suite shower room and a further double bedroom as well as a well appointed bathroom.

On the ground floor there is a secure, communal foyer with a building manager attending between the hours of 8am and 4pm. You also have the benefit of allocated parking within the secure undercroft area, communal refuse store and a secure bike store.

Redhill's busy town centre is a literal stones throw from the property, offering a range of high street shopping, a regular local market, large Sainsbury's, modern multiscreen cinema complex and a 24 hour gym. You also have supremely easy access to mainline train services to central London, Guildford, Tonbridge, Gatwick and the south coast.

- **8TH FLOOR APARTMENT**
- **BRIGHT LIVING SPACE**
- **TWO DOUBLE BEDROOMS**
- **ALLOCATED PARKING**
- **COUNCIL TAX BAND: D**
- **NO ONWARD CHAIN**
- **KITCHEN WITH APPLIANCES**
- **DUAL ASPECT - GREAT VIEWS**
- **CONVENIENT LOCATION**
- **EPC RATING: B**





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

10'2(max) x 9'7(max) (3.10m(max) x 2.92m(max))

##### **LOUNGE/DINING/KITCHEN**

24'0 x 13'8 (7.32m x 4.17m)

##### **BALCONY**

##### **BEDROOM ONE**

18'8 max x 9'0 (5.69m max x 2.74m)

##### **ENSUITE SHOWER ROOM**

7'6 x 5'9 (2.29m x 1.75m)

##### **BEDROOM TWO**

18'8 x 8'5 (5.69m x 2.57m)

##### **BATHROOM**

7'6 x 7'0 (2.29m x 2.13m)

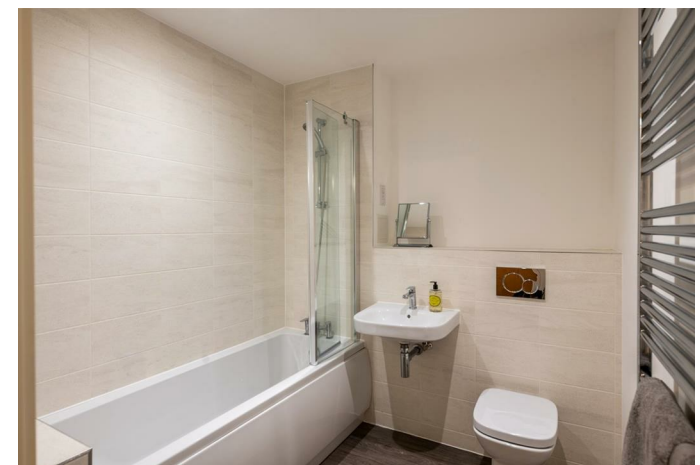
##### **CENTRAL HEATING**

##### **DOUBLE GLAZED WINDOWS**

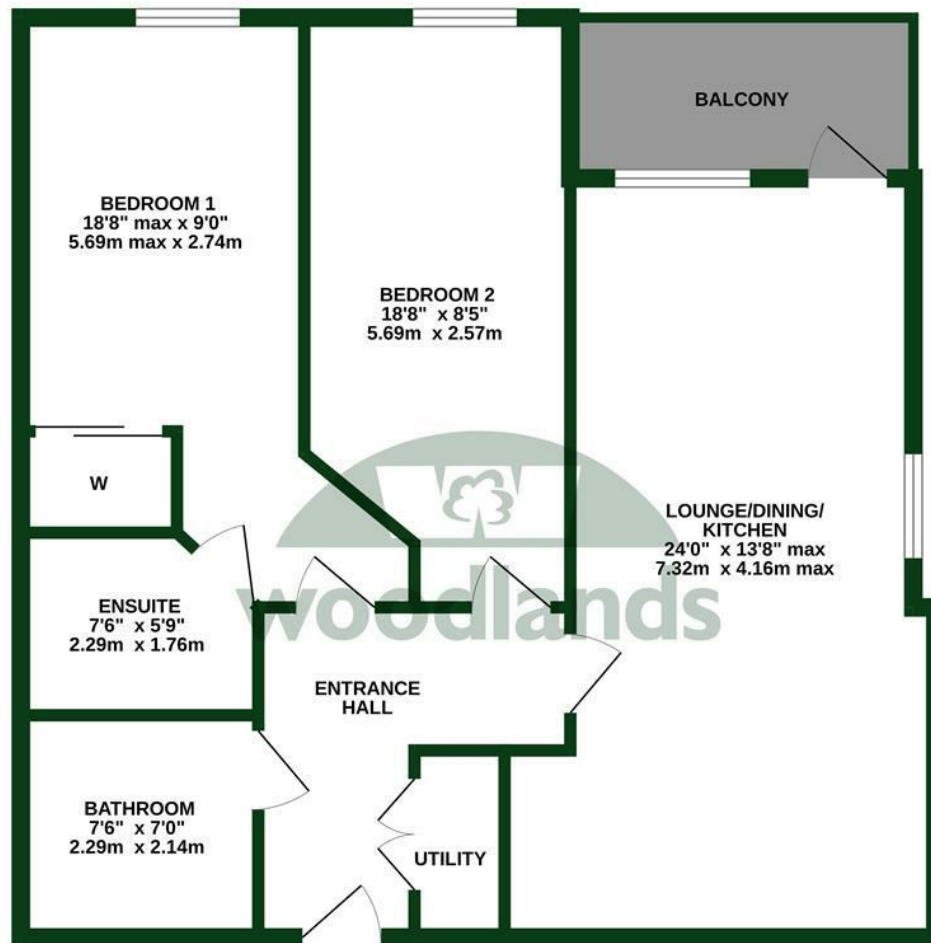
**YEARS REMAINING ON LEASE: 244**

**GROUND RENT: £0**

**SERVICE CHARGES: £3,363.02 PER ANNUM**



EIGHTH FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	

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