





**7 ROMANBY COURT, 31 MILL STREET, REDHILL, SURREY, RH1 6PA**  
**£300,000**  
**LEASEHOLD**

**\*\*\* SPACIOUS TOP FLOOR APARTMENT WITH STUNNING VIEWS AND COVERED PARKING \*\*\***

This superb property is offered for sale with the benefit of no ongoing chain and is a rarely available opportunity.

The property is accessed via external, communal steps, and its only direct neighbour is directly below. There is a generous hallway, with ample built in storage, a large, L-shaped living/dining space, which is dual aspect and has doors out to a private balcony that offers impressive southerly views. There is a separate fitted kitchen, with a window to the side and a new, wall mounted boiler. You have two bedrooms, both benefitting from fitted wardrobes, and one having an en-suite shower room. In addition, there is a family bathroom, separate utility room, and a large, covered terrace to the rear.

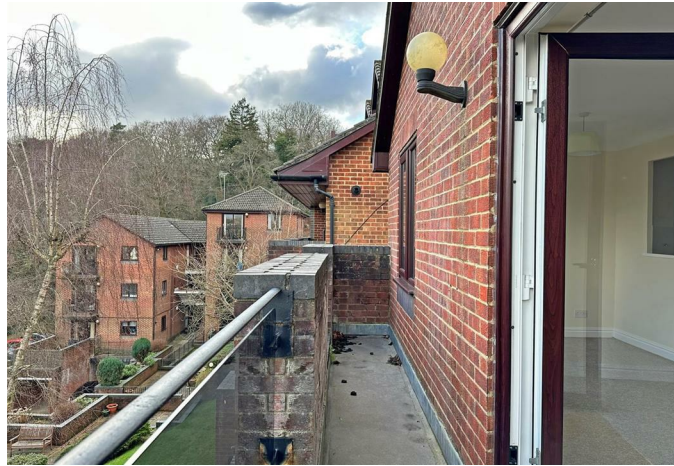
The property is fully double glazed, as well as having gas central heating. There is a covered, allocated parking space, and access to a external store room that you have a third share of. There is also communal visitor parking,

Romanby Court is situated directly opposite Redhill Common, there you have extensive walks and some outstanding views across Surrey and West Sussex.

There are a number of local stores within easy reach for those everyday essentials, as well as being a short walk from the highly popular Deli on the Hill. Redhill town centre itself is around half a mile from the property, meaning you have easy access to the wide range of shops and amenities on offer, including a new, multi screen cinema complex, direct train services to central London and Gatwick.

- |                                    |                              |
|------------------------------------|------------------------------|
| ■ <b>TOP FLOOR APARTMENT</b>       | ■ <b>LOUNGE/DINING ROOM</b>  |
| ■ <b>KITCHEN</b>                   | ■ <b>TWO BEDROOMS</b>        |
| ■ <b>BATHROOM AND ENSUITE</b>      | ■ <b>BALCONY AND TERRACE</b> |
| ■ <b>ALLOCATED COVERED PARKING</b> | ■ <b>GREAT VIEWS</b>         |
| ■ <b>COUNCIL TAX BAND: D</b>       | ■ <b>EPC RATING: D</b>       |





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

14'8 x 10'10 (4.47m x 3.30m)

##### **LOUNGE/DINING ROOM**

21'2 x 18'2 (6.45m x 5.54m)

##### **BALCONY**

##### **KITCHEN**

9'11 x 9'4 (3.02m x 2.84m)

##### **UTILITY ROOM**

6'2 x 4'5 (1.88m x 1.35m)

##### **BEDROOM ONE**

11'3 x 9'4 (3.43m x 2.84m)

##### **COVERED TERRACE**

9'1 x 8'1 (2.77m x 2.46m)

##### **ENSUITE BATHROOM**

6'2 x 6'2 (1.88m x 1.88m)

##### **BEDROOM TWO**

9'3 x 7'11 (min) (2.82m x 2.41m (min))

##### **BATHROOM**

6'2 x 6'2 (1.88m x 1.88m)

##### **GAS CENTRAL HEATING**

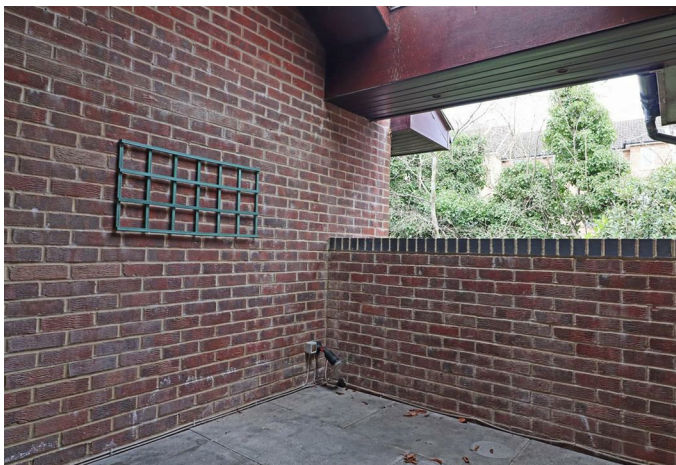
##### **DOUBLE GLAZED WINDOWS**

##### **ALLOCATED COVERED PARKING SPACE**

##### **YEARS REMAINING ON LEASE: 89 YEARS**

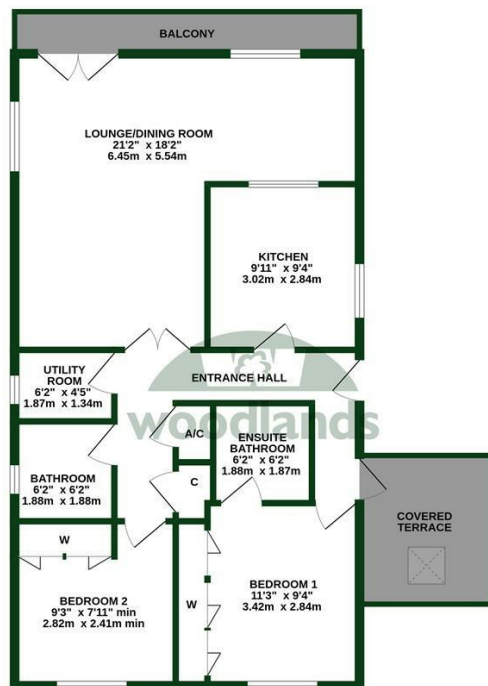
##### **GROUND RENT: £160 PER ANNUM**

##### **SERVICE CHARGES: £2,509.77 PER ANNUM**





TOP FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 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		
(55-68) D	68	76
(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

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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