



**FLAT 21 NUTFIELD COURT, 26 GOODWORTH ROAD, REDHILL,
SURREY, RH1 1TE**

**£230,000
LEASEHOLD**

***** HEATING AND HOT WATER INCLUDED IN SERVICE CHARGE ***
BRIGHT AND SPACIOUS TOP FLOOR APARTMENT WITH HIGH CEILINGS
AND TWO DOUBLE BEDROOMS *****

Located within easy reach of Redhill town and station, this bright, top floor property has great views and benefits from allocated parking, as well as having the heating and hot water included in the service charge.

Through the front door there is a lovely, spacious hallway with double glazed windows and built in storage. There is an open living/dining space, which is dual aspect, offering superb southerly views as well as opening onto the fitted kitchen, which has a window to the rear. Off the hallway there is a family bathroom, with a double glazed window, the principal bedroom has a dressing area with built in wardrobe, as well as an ensuite shower room, and then you have another double bedroom.

Park 25 has the benefit of plenty of green spaces for residents to enjoy, including childrens play areas, and there is also the benefit of a very handy shop, located just at the entrance to the development.

Redhill town centre itself can be found just 0.6 of a mile from the property, there you have a great selection of high street shops, a regular local market, bars, restaurants and a multi screen cinema complex. You also have superb train links into central London in around 30 minutes, services to Gatwick, Reading, Guildford, Tonbridge and the south coast.

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|--------------------------------|-----------------------|
| ■ TOP FLOOR APARTMENT | ■ SOUTHERLY OUTLOOK |
| ■ HEATING & HOT WATER INCLUDED | ■ TWO DOUBLE BEDROOMS |
| ■ BATHROOM AND ENSUITE | ■ SPACIOUS HALL |
| ■ HIGH CEILINGS | ■ HALF A MILE TO TOWN |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

26'6 x 7'10(max) (8.08m x 2.39m(max))

LOUNGE/DINING ROOM

15'3 x 11'11 (4.65m x 3.63m)

KITCHEN

9'4 x 6'3 (2.84m x 1.91m)

BEDROOM ONE

9'8 x 8'8 (2.95m x 2.64m)

DRESSING AREA

7'7 x 3'10 (2.31m x 1.17m)

ENSUITE SHOWER ROOM

7'2 x 4'5 (2.18m x 1.35m)

BEDROOM TWO

12'4 x 10'9 (3.76m x 3.28m)

BATHROOM

9'0 x 8'5 (2.74m x 2.57m)

DOUBLE GLAZED WINDOWS

BIOMASS HEATING

ALLOCATED PARKING SPACE

COMMUNAL GARDEN

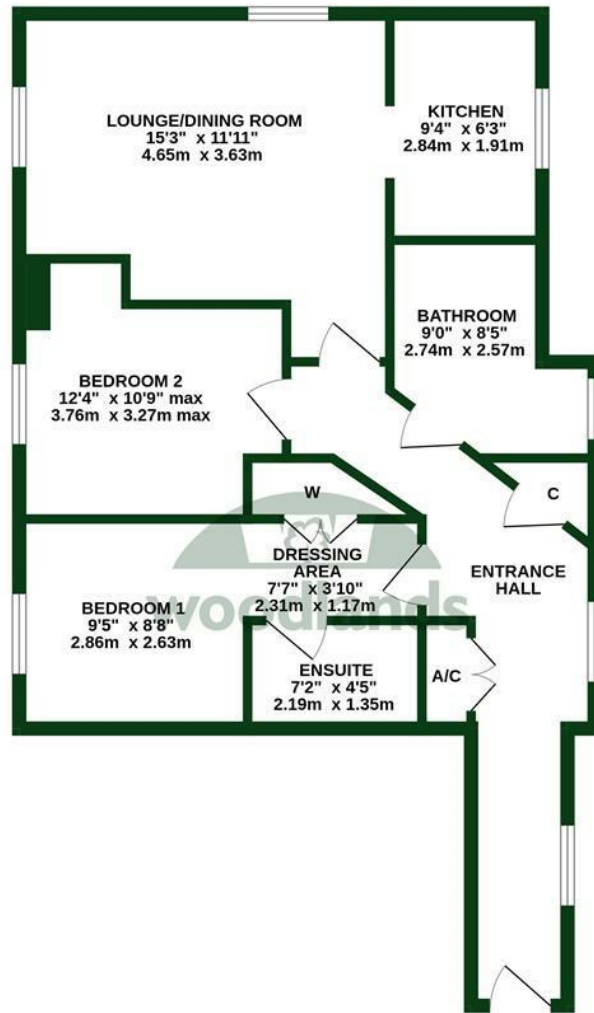
YEARS REMAINING ON LEASE: 132

GROUND RENT: £360 PER ANNUM

SERVICE CHARGES: £5,895.00 PER ANNUM



TOP FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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	77	77
(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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