





**4 HONEYCROCK HOUSE, 99 HONEYCROCK LANE, REDHILL, SURREY, RH1 5JN**  
**£240,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

Situated within easy reach of a range of local shops and transport links, this top floor two bedroom property benefits from the remainder of a 999 year lease as well as having the benefit of off road parking, double glazed windows and gas central heating.

Through the front door there is an entrance hall with built in storage, to the front is the lounge/dining room as well as a separate fitted kitchen. To the rear you have two bedrooms and a bathroom.

The building itself contains only four apartments and to the rear there is off road parking and gardens.

Salfords station can be found less than a quarter of a mile away and offers trains to Redhill, Horley, London and Gatwick. In addition there is a parade of shops for all your everyday needs at the end of Honeycrook lane around a third of a mile away.

Honeycrook house also has the benefit of being surrounded by farm land and green belt spaces, giving it a more rural feel yet still convenient.

- FIRST FLOOR FLAT
- LOUNGE/DINING ROOM
- OFF ROAD PARKING
- 0.3 MILES TO STATION
- COUNCIL TAX BAND: C
- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- SHOPS NEARBY
- EPC RATING: C







#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

9'11 x 3'11 (3.02m x 1.19m)

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

14'0 x 12'0 (4.27m x 3.66m)

##### **KITCHEN**

8'11 x 6'0 (2.72m x 1.83m)

##### **BEDROOM ONE**

10'11 x 9'11 (3.33m x 3.02m)

##### **BEDROOM TWO**

9'7 x 7'0 (2.92m x 2.13m)

##### **BATHROOM**

7'5 x 5'4 (2.26m x 1.63m)

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

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

##### **OFF ROAD PARKING FOR ONE CAR**

LEASE: 999 YEARS FROM 25.12.2002

977 YEARS REMAINING ON LEASE

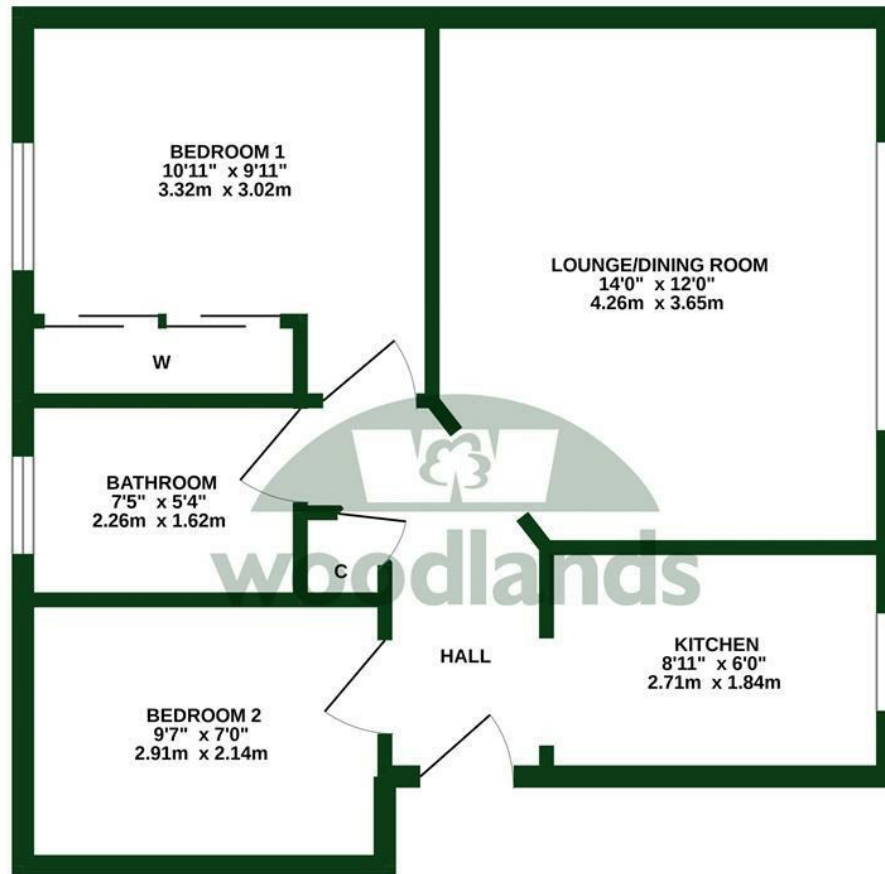
SERVICE CHARGE: £600 PER ANNUM

SERVICE CHARGE PAID BY MONTHLY INSTALMENTS  
OF £50

GROUND RENT: NOT APPLICABLE



FIRST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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>		
(69-80) <b>C</b>	69	76
(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	

To view this property please call 01737 771777

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