



**11 SQUIRRELS GREEN, 154 STATION ROAD, REDHILL, SURREY,
RH1 1HB**

**OFFERS IN THE REGION OF £300,000
LEASEHOLD**

***** RARELY AVAILABLE, THREE BEDROOM GROUND FLOOR
APARTMENT WITH DIRECT GARDEN ACCESS *****

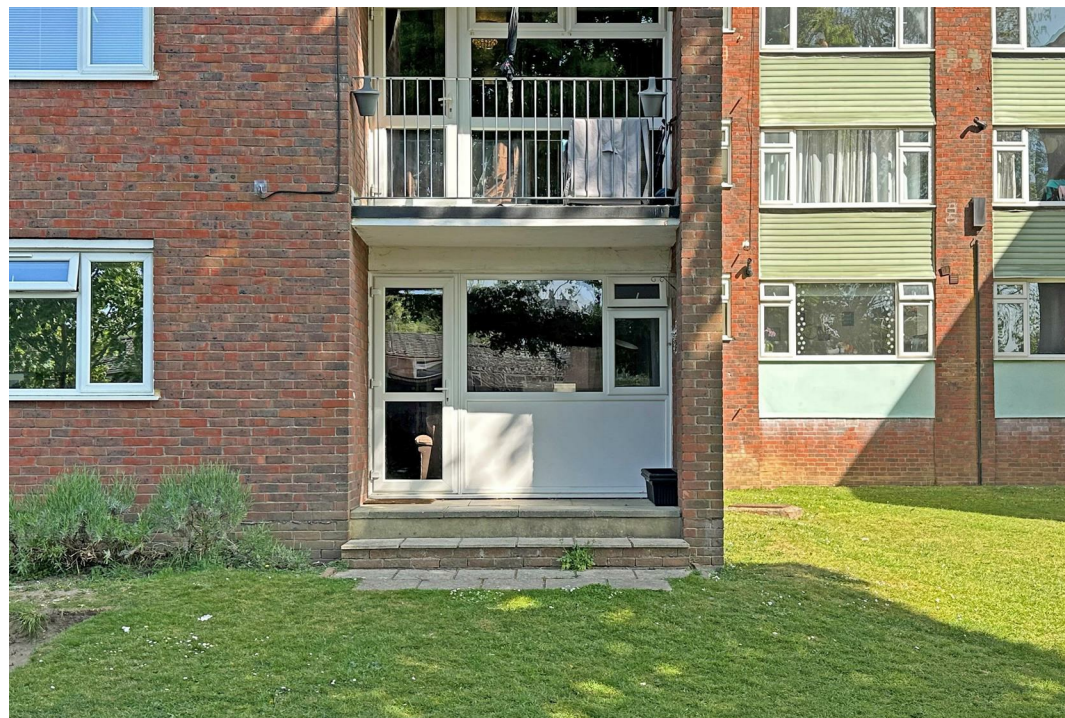
Situated only a short stroll from the bustling town centre of Redhill, this well presented and rarely available apartment not only has three bedrooms, but a private patio and a garage en-block.

Through the front door there is an entrance hall with built in storage. You have a good size kitchen with a double glazed window to the side and a hatch to the dining area. There is a lounge/dining room that is to the rear and has a door to a covered patio. Off the inner hall there is a family bathroom and three bedrooms.

The property benefits from a long remaining lease term, a single garage en-block to the rear, and use of a communal garden.

Redhill town centre is less the half a mile from the property, and has a great range of shops, both high street and within the Belfry centre. In addition there are regular local markets, a multi screen cinema complex, Sainsburys superstore, 24 hour gym and superb train services to central London.

- GROUND FLOOR APARTMENT
- LOUNGE/DINING ROOM
- WELL PRESENTED
- GARDEN ACCESS
- COUNCIL TAX BAND: C
- CLOSE TO TOWN
- THREE BEDROOMS
- GARAGE EN BLOCK
- 160 YEAR LEASE
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

11'11 x 5'0(max) (3.63m x 1.52m(max))

LOUNGE/DINING ROOM

16'8 x 11'8 (5.08m x 3.56m)

KITCHEN

11'11 x 8'4 (3.63m x 2.54m)

BEDROOM ONE

12'0 x 10'0+recess (3.66m x 3.05m+recess)

BEDROOM TWO

10'0 x 8'9 (3.05m x 2.67m)

BEDROOM THREE

8'10 x 7'0 (2.69m x 2.13m)

BATHROOM

6'5 x 5'4 (1.96m x 1.63m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

EN BLOCK GARAGE

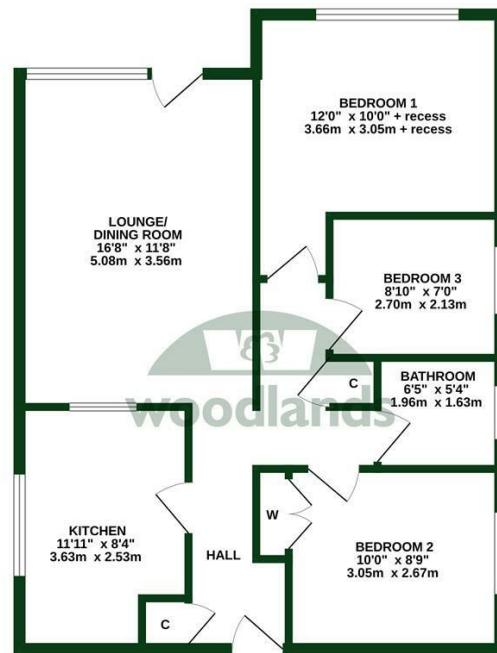
YEARS REMAINING ON LEASE: 160

GROUND RENT: £150 PER ANNUM

SERVICE CHARGES: £1,436 PER ANNUM



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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 misstatement. 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	69	76
(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	

To view this property please call 01737 771777

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