





**FLAT 122 NOBEL HOUSE 4 QUEENSWAY, REDHILL, SURREY, RH1 1TY**

**£260,000**

**LEASEHOLD**

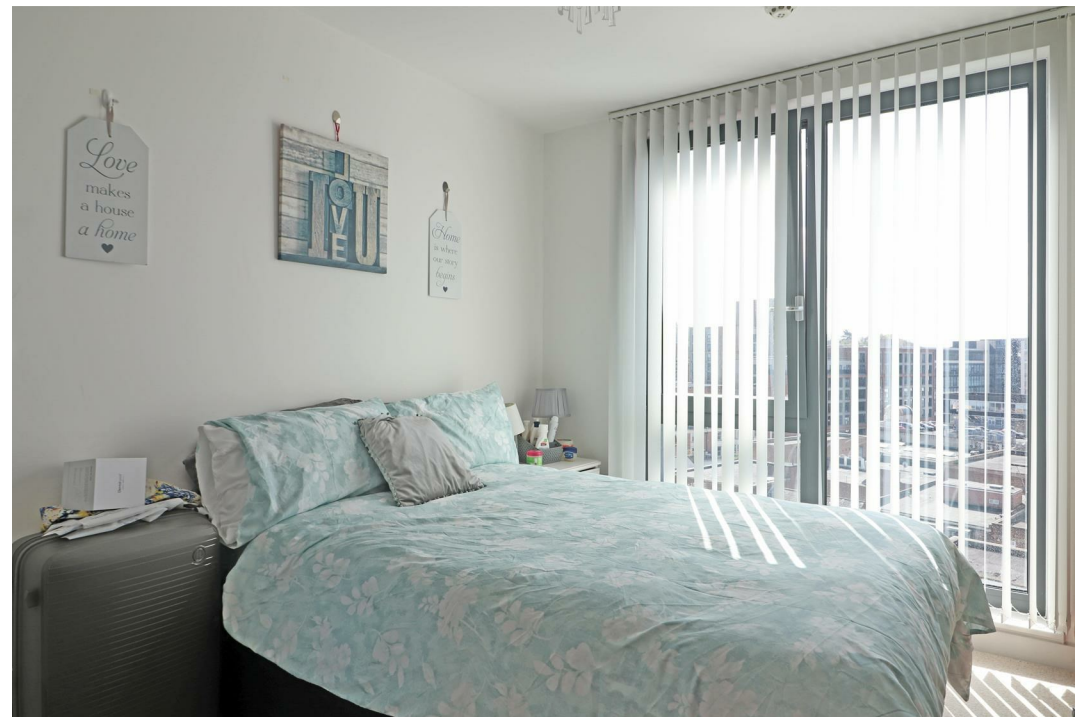
**\*\*\* TOP FLOOR, TWO BEDROOM APARTMENT WITH SOUTHERLY VIEWS \*\*\***

Located right in the centre of Redhill town, this top floor property is superbly convenient for the range of shops on offer. In addition, you are only a few minutes walk to Redhill's mainline train station, which benefits from direct services to central London, Gatwick, Reading, Guildford and Tonbridge.

Through the front door there is a large, L-shape hallway with a generous built in storage and airing cupboard. You have a bright, open plan living and kitchen space, two double bedrooms, a main bathroom and en-suite shower room.

Nobel House benefits from a secure entry foyer, and lifts to all floors. In addition, there is a 136 years remaining on the lease.

- TOP FLOOR
- SOUTHERLY VIEWS
- OPEN LOUNGE/KITCHEN
- BATHROOM
- COUNCIL TAX BAND: C
- TWO BEDROOMS
- CENTRAL LOCATION
- DOUBLE GLAZED
- EN-SUITE SHOWER ROOM
- EPC RATING: C





## ROOM DIMENSIONS:

### TOP FLOOR

#### L SHAPED ENTRANCE HALL

**OPEN PLAN LOUNGE/DINER/KITCHEN**  
11'09" x 22'09" (3.58m x 6.93m)

**BEDROOM ONE**  
9'09" x 15'09" (2.97m x 4.80m)

**EN-SUITE SHOWER**  
4'11" x 6'05" (1.50m x 1.96m)

**BEDROOM TWO**  
9'01" x 11'07" (2.77m x 3.53m)

**BATHROOM**  
6'07" x 6'05" (2.01m x 1.96m)

### OUTGOINGS

**LEASE LENGTH: 136 YEARS**

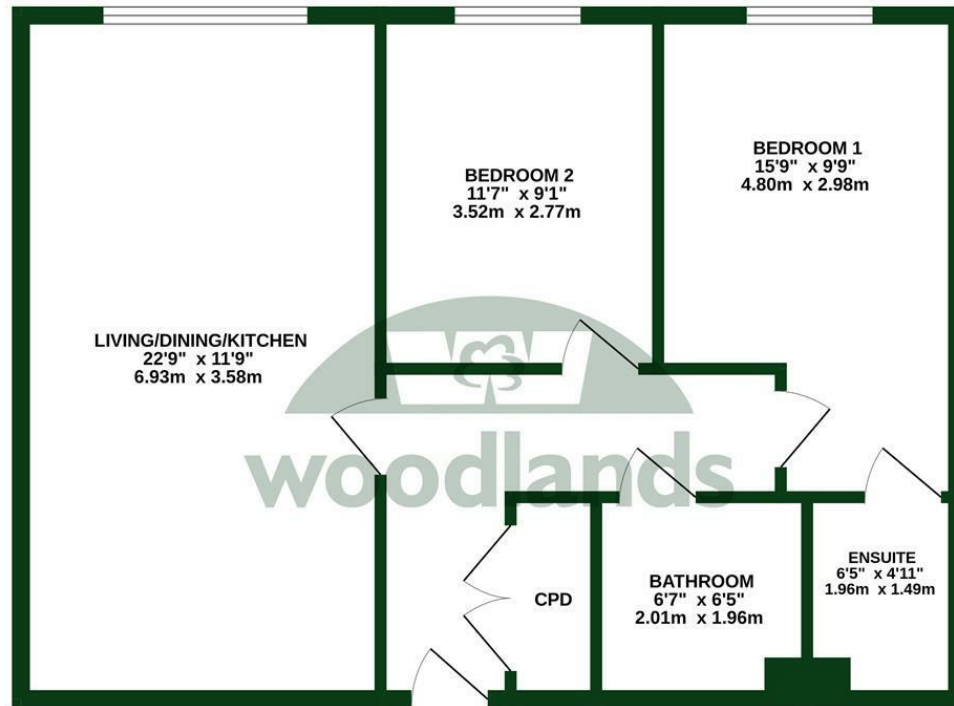
**SERVICE CHARGE: £2,001.32 PER ANNUM**

**GROUND RENT: £300 PER ANNUM**





**TOP FLOOR**  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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) <b>A</b>		
(81-91) <b>B</b>		
(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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