



FLAT 2 SHENFIELD 86 WOODLANDS ROAD, REDHILL, SURREY, RH1 6HB

£175,000

LEASEHOLD

***** GROUND FLOOR STUDIO APARTMENT WITHIN EASY REACH OF EARLSWOOD STATION, LOCAL SHOPS AND EXTENSIVE GREEN SPACES *****

Converted circa 2012, this character building now comprises eight apartments and has communal gardens to the rear.

This particular property is on the ground floor and has high ceilings in addition to a private garden area to the front and a private garage to rear.

The main studio space has a large window to the front and a range of fitted storage, there is a fitted kitchen area that is open plan and a entrance lobby with a communal entry system. You also have a good size separate bathroom which also has high ceilings and a shower attachment over the full size bath.

Nearby you have local shops for all your day to day needs as well as a selection of local pubs and restaurants, in addition Earlswood station is only a few minutes walk and offers links to London and Gatwick.

Redhill town centre can be found just under a mile away, and offers extensive additional rail links, a multi screen cinema complex, regular local market, 24 hour gym and a Sainsburys superstore.

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|------------------------------|-----------------------------|
| ■ SPACIOUS STUDIO | ■ NO CHAIN |
| ■ GROUND FLOOR | ■ OPEN PLAN KITCHEN |
| ■ LARGE BATHROOM | ■ ENTRANCE HALL |
| ■ HIGH CEILINGS | ■ CHARACTER BUILDING |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

6'8 x 3'1 (2.03m x 0.94m)

STUDIO ROOM

11'0 x 11'10 (3.35m x 3.61m)

KITCHEN

6'7 x 6'3 (2.01m x 1.91m)

BATHROOM

9'10 x 4'9 (3.00m x 1.45m)

GAS CENTRAL HEATING

DOUBLE GLAZED SASH WINDOWS

COMMUNAL GARDEN

PARKING TO THE REAR

PRIVATE GARAGE

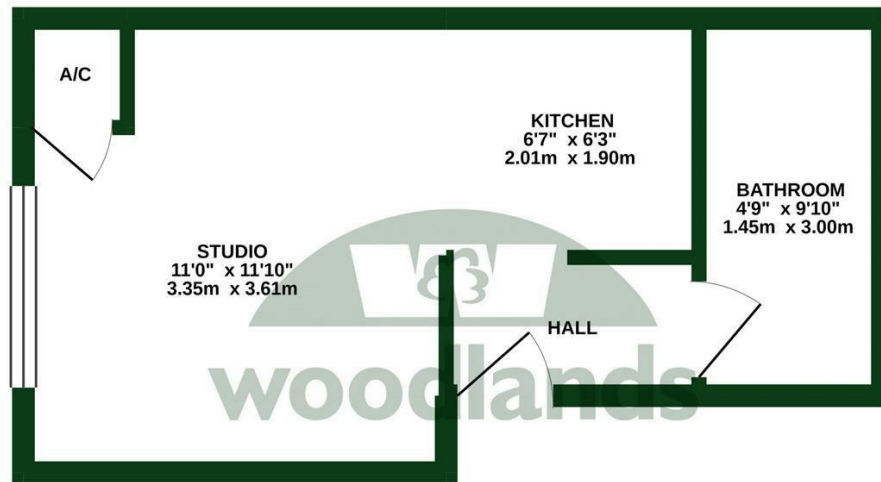
YEARS REMAINING ON LEASE: 86 YEARS

GROUND RENT: £200 PER ANNUM

MAINTENANCE: £1,095 PER ANNUM



GROUND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 242 sq.ft. (22.5 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) A		
(81-91) B		
(69-80) C	70	75
(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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