



FLAT 8 SUFFOLK HOUSE, 90 WOODLANDS ROAD, REDHILL, SURREY, RH1 6HB

**£195,000
LEASEHOLD**

***** FIRST FLOOR CONVERSION APARTMENT, CLOSE TO EARLSWOOD STATION WITH ALLOCATED PARKING *****

Situated opposite Earlswood common, and within a short walk of Earlswood station, Suffolk house was converted from an old pub back in 2011, and comprises eight unique apartments.

This particular property has a large bay window, that has a westerly aspect and overlooks the edge of Earlswood common.

Through the front door there is a hallway with a Velux window. You have a double bedroom with a built in wardrobe, there is a bathroom, with a three piece suite and a double glazed window to the front. You main living area is a bright, open plan space that has a gloss black kitchen, with integrated appliances, and a living space with a large bay window.

Outside there is allocated parking for one car. Opposite Suffolk house there is a hand bus stop, and over the road you have the edge of Earlswood Common, which has extensive woodland and offers lovely walks as well as a a café down by the lakes.

Earlswood station is only a short walk, and offers direct trains to central London and Gatwick. There are also some local shops by the station, including a convenience store with a Post Office within.

- **FIRST FLOOR APARTMENT**
- **OPEN PLAN LOUNGE/KITCHEN**
- **BATHROOM**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: B**
- **CLOSE TO EARLSWOOD STATION**
- **ONE BEDROOM**
- **DOUBLE GLAZED**
- **OPPOSITE EARLSWOOD COMMON**
- **EPC RATING: C**





ROOM DIMENSIONS:

FRONT DOOR

ENTRANCE HALL

9'0 x 2'10 (2.74m x 0.86m)

LOUNGE/KITCHEN

17'9 x 10'8 (5.41m x 3.25m)

BEDROOM ONE

10'3 x 8'9 + wardrobes (3.12m x 2.67m + wardrobes)

BATHROOM

7'2 x 7'0 (2.18m x 2.13m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING FOR ONE CAR

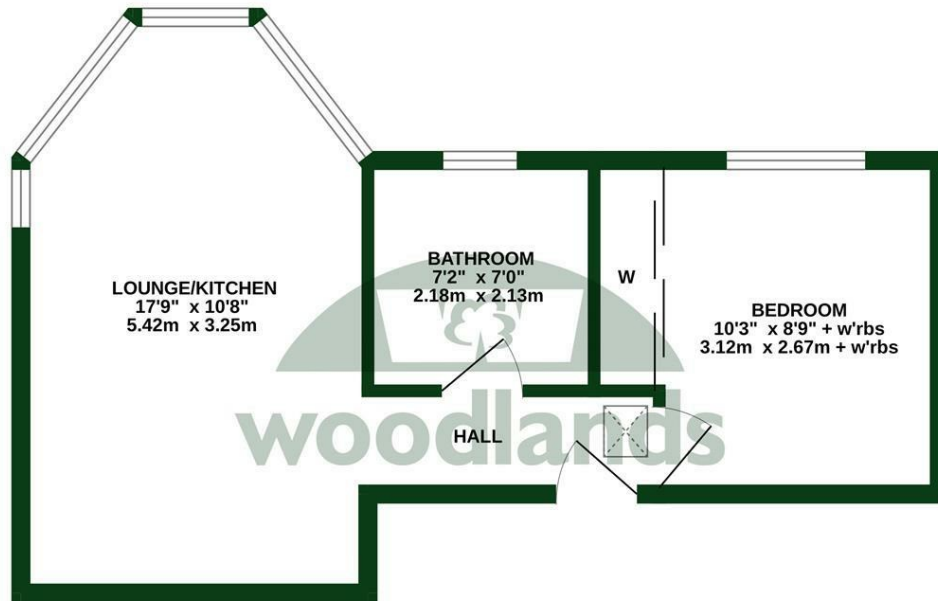
YEARS REMAINING ON LEASE: 85

GROUND RENT: £200 PER ANNUM

SERVICE CHARGES: CIRCA £960.00 PER ANNUM



FIRST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 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	73
(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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