



ST JOHN'S TERNACE ROAD

STATION APPROACH  
WEST

POST OFFICE



**2 GORDON COURT ST. JOHNS TERRACE ROAD, REDHILL, SURREY, RH1 6HU**  
**£239,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* SUPERB VALUE GROUND FLOOR APARTMENT, CLOSE TO EARLSWOOD STATION WITH A SHARE OF THE FREEHOLD \*\*\***

Situated very conveniently for direct trains to London from Earlswood station, this ground floor property has off road parking as well as excellent storage.

Through the front door there is an entrance hall with a large built in storage cupboard. You have a dual aspect living space and a separate kitchen. There are two bedrooms and a bathroom.

In the communal hallway there is a stairwell that leads down to a basement. Within the basement each of the apartments has a private storage area.

Outside, there is off road parking to the side of the building with a communal bin area.

Opposite the property there is a great local pub with a lovely garden, in addition there is a convenience store with a post office within, and a couple of highly popular food outlets.

Earlswood common and lakes can be found only a short walk away, and Redhill town centre is less than a mile to the north, where there are additional transport links, a multi screen cinema and a wide range of shops.

- **GROUND FLOOR APARTMENT**
- **TWO BEDROOMS**
- **BASEMENT STORAGE AREA**
- **ALLOCATED PARKING**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **DUAL ASPECT LOUNGE**
- **SHARE OF FREEHOLD**
- **STATION NEARBY**
- **EPC RATING: C**





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

15'6 x 3'2 (4.72m x 0.97m)

##### **LOUNGE**

13'10 x 10'0 (4.22m x 3.05m)

##### **KITCHEN**

10'2 x 6'1 (3.10m x 1.85m)

##### **BEDROOM ONE**

10'2 x 9'9 (3.10m x 2.97m)

##### **BEDROOM TWO**

10'2 x 6'2 (3.10m x 1.88m)

##### **BATHROOM**

8'8 x 4'7 (2.64m x 1.40m)

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

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

##### **ALLOCATED PARKING**

##### **SHARE OF FREEHOLD**

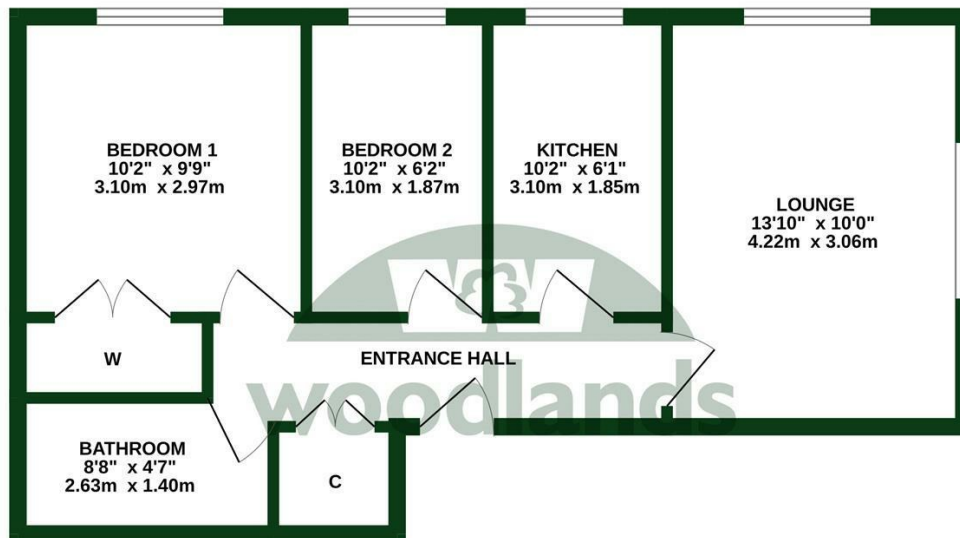
##### **YEARS REMAINING ON LEASE: 139**

##### **GROUND RENT: £0**

##### **SERVICE CHARGES: £1,292 PER ANNUM**



**GROUND FLOOR**  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.5 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	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	

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