

FLAT 2 CHESTNUT MEAD OXFORD ROAD, REDHILL, SURREY, RH1 1DR £200,000 LEASEHOLD

*** CENTRALLY LOCATED FIRST FLOOR APARTMENT FOR RESIDENTS
OVER 60 YEARS OLD ***

Chestnut Mead is a superbly convenient and popular development located only a short walk from Redhill town centre.

The property has an entrance hall with ample storage, a spacious lounge/dining room, a separate kitchen, modern shower room and two good size bedrooms. There are double glazed windows and modern Dimplex quantum electric heaters.

Chestnut Mead has off road parking for residents and visitors, as well as communal gardens and a residents laundry room.

Redhill town centre is only a third of a mile away, and offers a wide range of shops, a multi screen cinema complex and extensive transport links. In addition, Donyngs leisure centre is just across the road, and offers excellent facilities.

- RESIDENTS OVER 60 YEARS OLD
- LOUNGE/DINING ROOM
- WET ROOM
- QUIET AREA
- COUNCIL TAX BAND: C

- 170 YEAR LEASE
- TWO BEDROOMS
- LAUNDRY ROOM
- CONVENIENT LOCATION
- **EPC RATING: D**













ROOM DIMENSIONS:

ENTRANCE HALL 11'9 x 6'6 (3.58m x 1.98m)

LOUNGE/DINING ROOM 17'8 x 11'5 (5.38m x 3.48m)

KITCHEN 9'9 x 8'2 (2.97m x 2.49m)

BEDROOM ONE 12'10 x 8'7 (3.91m x 2.62m)

BEDROOM TWO 9'9 x 7'10 (2.97m x 2.39m)

SHOWER ROOM 6'6 x 5'5 (1.98m x 1.65m)

QUANTUM ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL LAUNDRY ROOM

RESIDENTS PARKING

YEARS REMAINING ON LEASE: 170

GROUND RENT: £25 PER ANNUM

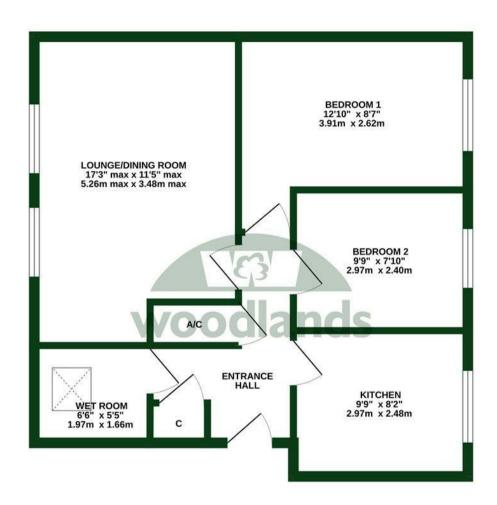
SERVICE CHARGES: £1,982.64 PER ANNUM







FIRST FLOOR 568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of coots, wholever, tooms and any other terms are approximate and to responsibility is taken for any enter, prospective purchaser. The services, systems and applicances shown have 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)		76
(55-68)	64	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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