



3 SYCAMORE COURT BROOK ROAD, REDHILL, SURREY, RH1 6BQ

£227,500

LEASEHOLD

***** NO CHAIN *****

***** SPACIOUS, 1 BEDROOM FIRST FLOOR APARTMENT IN A GATED DEVELOPMENT *****

Built in 2007, Sycamore Court is a gated development only a short walk from Redhill town centre and train station.

The apartment is a larger than average, 1 bedroom property with allocated parking. You have an entrance hall with a large built in storage cupboard. There is a kitchen/breakfast room with a double glazed window to the front, a double bedroom with fitted wardrobes, a spacious bathroom and a dual aspect lounge/dining room.

The property has gas central heating and is fully double glazed, with the benefit of a secure video entry system.

Nearby there are a number of local shops within a very short walk, including a BP garage with an M&S inside.

Redhill town centre can be found only half a mile to the north, and offers a wide range of high street shops, the Belfry shopping centre, weekly local market, multi screen cinema and leisure complex and a number of pubs and restaurants. In addition, you have superb rail links to central London, as well as services to Gatwick, out to Guildford via Reigate, and over to Tonbridge.

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|--------------------------------|---------------------------------|
| ■ FIRST FLOOR APARTMENT | ■ NO CHAIN |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN/BREAKFAST ROOM |
| ■ DOUBLE BEDROOM | ■ BATHROOM |
| ■ GATED DEVELOPMENT | ■ ALLOCATED PARKING |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: B |





ROOM DIMENSIONS:

ENTRANCE HALL

11'2 x 3'2 (3.40m x 0.97m)

LOUNGE/DINING ROOM

16'0 x 12'0 (4.88m x 3.66m)

KITCHEN/BREAKFAST ROOM

11'10 x 7'7 (3.61m x 2.31m)

DOUBLE BEDROOM

14'6 x 9'0 (4.42m x 2.74m)

BATHROOM

8'0 x 5'6 (2.44m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

COMMUNAL GARDENS

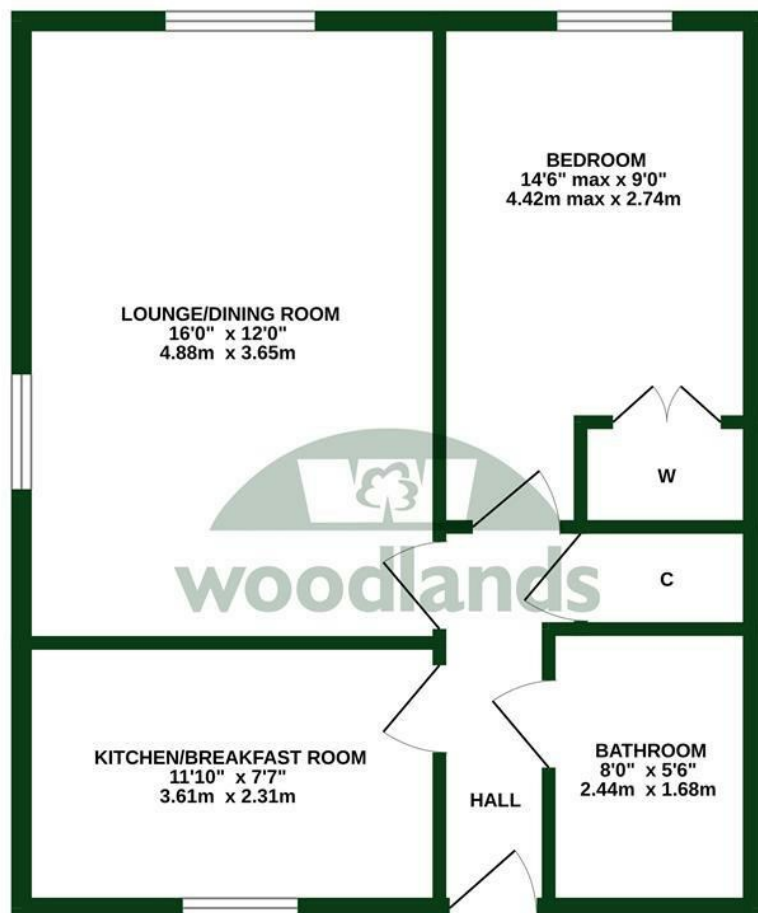
YEARS REMAINING ON LEASE: 158

GROUND RENT: £200 PER ANNUM

SERVICE CHARGES: £700 PER ANNUM



FIRST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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	82	82
(69-80) C		
(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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