





**25 DIAMOND COURT ST. ANNES WAY, REDHILL, SURREY, RH1 1AS**

**£230,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* FIRST FLOOR APARTMENT IN A SOUGHT AFTER LOCATION  
WITH NO ONWARD CHAIN \*\*\***

This one double bedroom purpose built apartment is set in the ever popular St Annes development, close to Redhill train station and town centre.

Presented to the market in excellent condition throughout and with no onward chain, this is a great opportunity for first time buyers or rental investors.

This spacious apartment has a welcoming entrance hall with built in storage cupboards. The 13ft dual aspect lounge/dining room makes for a bright and airy living space. Off of the living space is a newly fitted contemporary kitchen. The well sized double bedroom has a large built in wardrobe and plenty of room for other furniture. The bathroom has also been refitted in a style which creates a modern luxurious feel.

The property benefits from a Share of Freehold, and in addition is gas heated to radiators and double glazed throughout. Outside there is an allocated parking space, visitor parking bays and communal lawn areas.

We recommend a viewing at your earliest opportunity so as to not miss out.

- |                                |                            |
|--------------------------------|----------------------------|
| ■ <b>FIRST FLOOR APARTMENT</b> | ■ <b>NO CHAIN</b>          |
| ■ <b>BRIGHT LIVING SPACE</b>   | ■ <b>NEW KITCHEN</b>       |
| ■ <b>DOUBLE BEDROOM</b>        | ■ <b>NEW BATHROOM</b>      |
| ■ <b>SHARE OF FREEHOLD</b>     | ■ <b>ALLOCATED PARKING</b> |
| ■ <b>COUNCIL TAX BAND: C</b>   | ■ <b>EPC RATING: C</b>     |





### **ROOM DIMENSIONS:**

#### **ENTRANCE HALL**

12'0 x 10'0 (3.66m x 3.05m)

#### **LOUNGE**

13'0 x 12'7 (3.96m x 3.84m)

#### **KITCHEN**

11'9 x 6'0 (3.58m x 1.83m)

#### **DOUBLE BEDROOM**

12'0 x 9'0 (3.66m x 2.74m)

#### **BATHROOM**

6'5 x 5'7 (1.96m x 1.70m)

#### **GAS CENTRAL HEATING**

#### **DOUBLE GLAZED WINDOWS**

#### **ALLOCATED PARKING FOR ONE CAR**

#### **SHARE OF FREEHOLD**

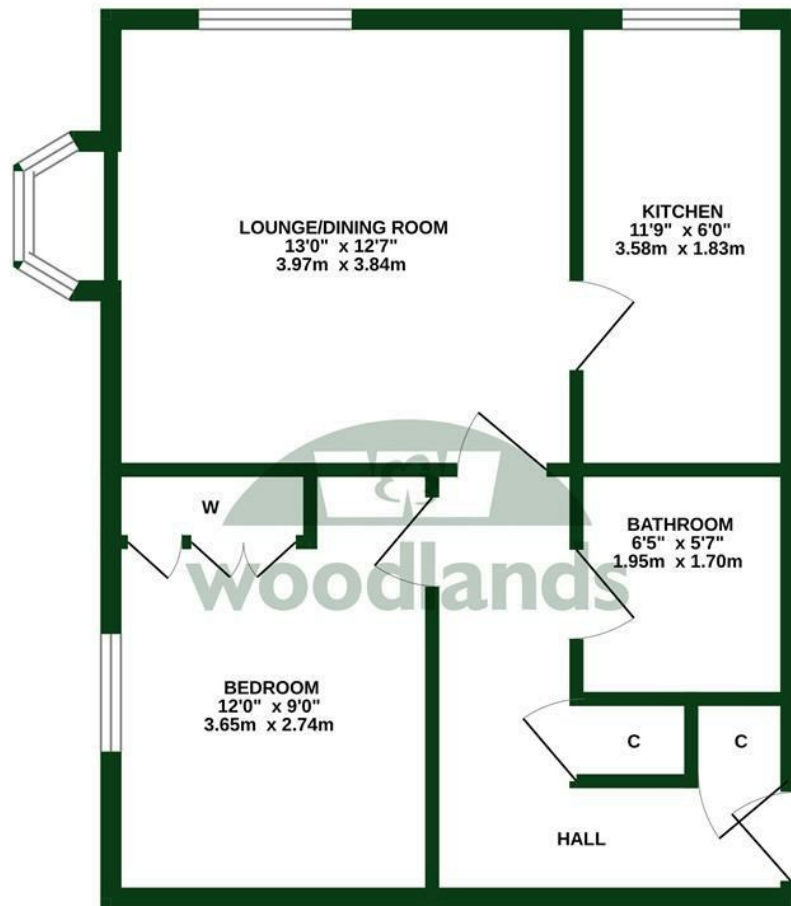
#### **YEARS REMAINING ON LEASE: 968**

#### **GROUND RENT: N/A**

#### **SERVICE CHARGES: £1440 PER ANNUM**



FIRST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.3 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	78	79
(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	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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