



**FLAT 8 MACKRELLS PENDLETON ROAD, REDHILL, SURREY, RH1
6LF**

**£265,000
LEASEHOLD**

***** SPACIOUS TWO DOUBLE BEDROOM APARTMENT WHICH HAS BEEN REFURBISHED THROUGHOUT AND SITUATED ON THE EDGE OF EARLSWOOD COMMON *****

The apartment is offered to the market with no onward chain and has great sized rooms with neutral décor, and large double glazed windows, making for a bright and airy space that is ready to move in to. It is easily accessible to local amenities at Woodhatch as well as both Reigate and Redhill town centres, and Earlswood railway station is within a mile.

Situated on the first floor of a purpose-built building, the low maintenance communal areas help keep the surface charge sensible. As you enter the apartment there is a useful area to your right, with a window, that could house a breakfast table or home office space, if needed. This is open to the 17ft lounge/diner with its large window and door leading out onto the balcony, which is West facing. The modern kitchen has white gloss units, plenty of cupboard storage and worktop space, as well as room for appliances.

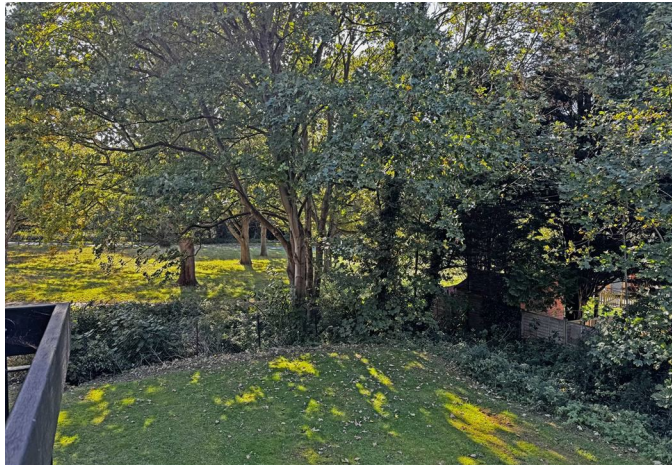
Both of the bedrooms are large doubles and the bathroom is finished in a contemporary style with a heated towel rail, window, and built-in airing cupboard.

Outside there is a private, brick built store shed, and communal gardens with a clothes drying area. There is plenty of parking available for both residents and visitors, in the off road parking areas or kerbside.

A viewing is advised to appreciate what the property offers.

- | | |
|------------------------|--------------------------|
| ■ NO CHAIN | ■ REFURBISHED THROUGHOUT |
| ■ TWO DOUBLE BEDROOMS | ■ 17FT LOUNGE/DINER |
| ■ STUDY/BREAKFAST AREA | ■ BATHROOM WITH WINDOW |
| ■ PRIVATE SHED STORE | ■ BALCONY |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

LOUNGE/DINER

17'2 x 12'6 (5.23m x 3.81m)

BALCONY

KITCHEN

8'4 x 8'3 (2.54m x 2.51m)

STUDY/BREAKFAST AREA

8'8 x 5'0 (2.64m x 1.52m)

BEDROOM ONE

14'4 x 9'3 (4.37m x 2.82m)

BEDROOM TWO

11'5 x 10'3(max) (3.48m x 3.12m(max))

BATHROOM

6'0 x 5'9 (1.83m x 1.75m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

PRIVATE BRICK BUILT SHED

COMMUNAL GARDENS AND DRYING AREA

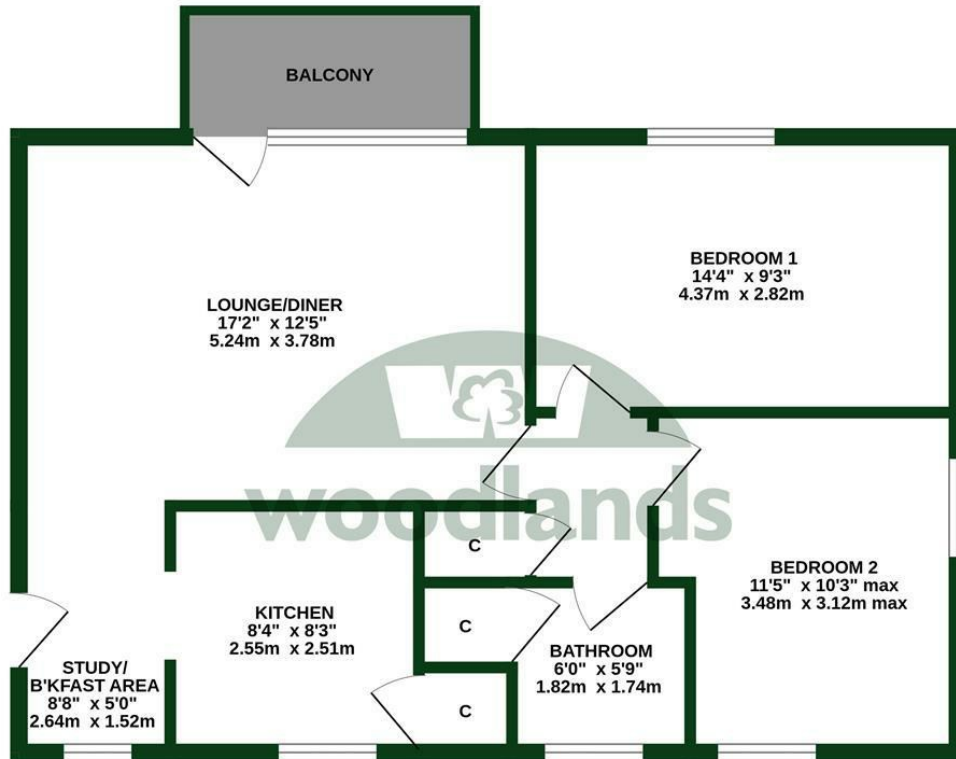
YEARS REMAINING ON LEASE: 92

GROUND RENT: £10 PER ANNUM

SERVICE CHARGES: £700 PER ANNUM



FIRST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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	75	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

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