



FLAT 10 MAPLE HOUSE, 1 CHAPEL ROAD, REDHILL, SURREY, RH1 1LA

£250,000

LEASEHOLD

*** TOWN CENTRE LOCATION WITH UNDERGROUND PARKING ***

This modern two bedroom apartment is centrally located in Redhill making it perfect for access to the town centre and train station, ideal for commuters or those looking to walk to work.

Set on the first floor it is available with no onward chain. The apartment has a spacious hallway with a large built in storage cupboard, and a separate airing cupboard. The main living space is the large 22ft lounge/diner, with a double glazed window to the rear, and an open arch to the fitted kitchen. It is a great entertaining space with plenty of room for sofas and a dining table.

There are two well sized bedrooms, the main one having an ensuite shower room, and there is also a full bathroom accessed from the hallway. The apartment is double glazed and has electric heating. The allocated parking space is in the underground parking area which has an electric garage door providing a secure environment.

This apartment represents excellent value for money, a viewing is highly recommended.

- FIRST FLOOR APARTMENT
- 22FT LOUNGE/DINER
- ENSUITE SHOWER ROOM
- UNDERGROUND PARKING
- COUNCIL TAX BAND: D
- NO CHAIN
- TWO BEDROOMS
- DOUBLE GLAZED
- TOWN CENTRE LOCATION
- EPC RATING: B





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

22'0 x 10'7 (6.71m x 3.23m)

KITCHEN

11'0 x 6'9 (3.35m x 2.06m)

BEDROOM ONE

14'0(max) x 9'1 (4.27m(max) x 2.77m)

ENSUITE SHOWER ROOM

5'10 x 5'0 (1.78m x 1.52m)

BEDROOM TWO

14'0 x 6'0 (4.27m x 1.83m)

BATHROOM

6'8 x 6'2 (2.03m x 1.88m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

UNDERGROUND PARKING

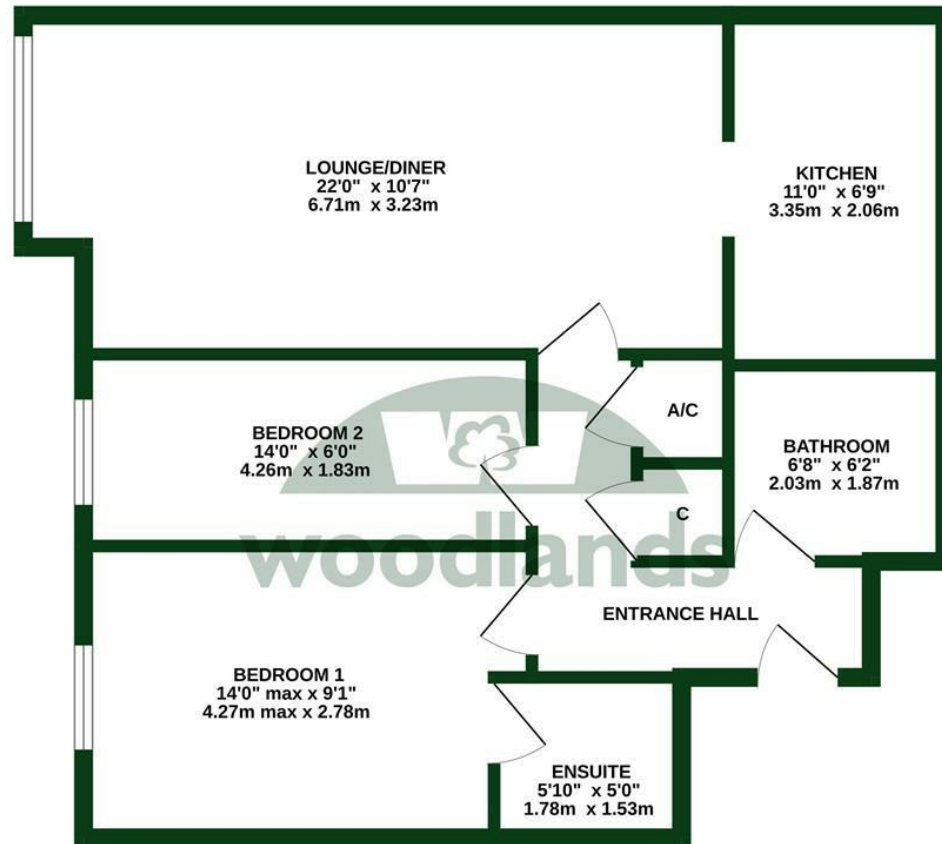
YEARS REMAINING ON LEASE: 97

GROUND RENT: £150 PER ANNUM

SERVICE CHARGES: £1,770 PER ANNUM



FIRST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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	83	85
(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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