



**FLAT 17 SQUIRRELS GREEN, 154 STATION ROAD, REDHILL,
SURREY, RH1 1HB**

**£280,000
LEASEHOLD**

***** SPACIOUS, THREE BEDROOM APARTMENT IN A CENTRAL
LOCATION *****

Situated only a short walk from Redhill town centre, this three bedroom property has a southerly aspect and benefits from a balcony and a single garage en-block.

Through the front door there is an entrance hall with a wall mounted entry phone system. There is a lounge/dining room with doors to a south facing balcony, a separate kitchen with a window to the side, three bedrooms and a bathroom.

You have communal gardens and a clothes drying area to the rear, as well as a single garage en-block.

The property has gas central heating, double glazed windows, and is being sold with no chain.

Redhill town centre can be found only 500 yards from the apartment, and offers a great range of shops, extensive transport links, including direct trains to London, and has the benefit of a multi screen cinema complex. You also have a number of good schools within easy reach, as well as pubs and restaurants.

- FIRST FLOOR APARTMENT
- LOUNGE/DINING ROOM
- THREE BEDROOMS
- GARAGE EN BLOCK
- COUNCIL TAX BAND: C
- NO CHAIN
- SPACIOUS KITCHEN
- BALCONY
- CENTRAL LOCATION
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

11'11 x 4'10 (3.63m x 1.47m)

LOUNGE/DINING ROOM

16'6 x 11'8 (5.03m x 3.56m)

KITCHEN

11'10 x 8'6 (3.61m x 2.59m)

BEDROOM ONE

12'1 x 9'10 (3.68m x 3.00m)

BEDROOM TWO

8'11 x 7'0 (2.72m x 2.13m)

BEDROOM THREE

10'0 x 8'9 (3.05m x 2.67m)

BATHROOM

6'7 x 5'6 (2.01m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

GARAGE EN BLOCK

COMMUNAL GARDENS

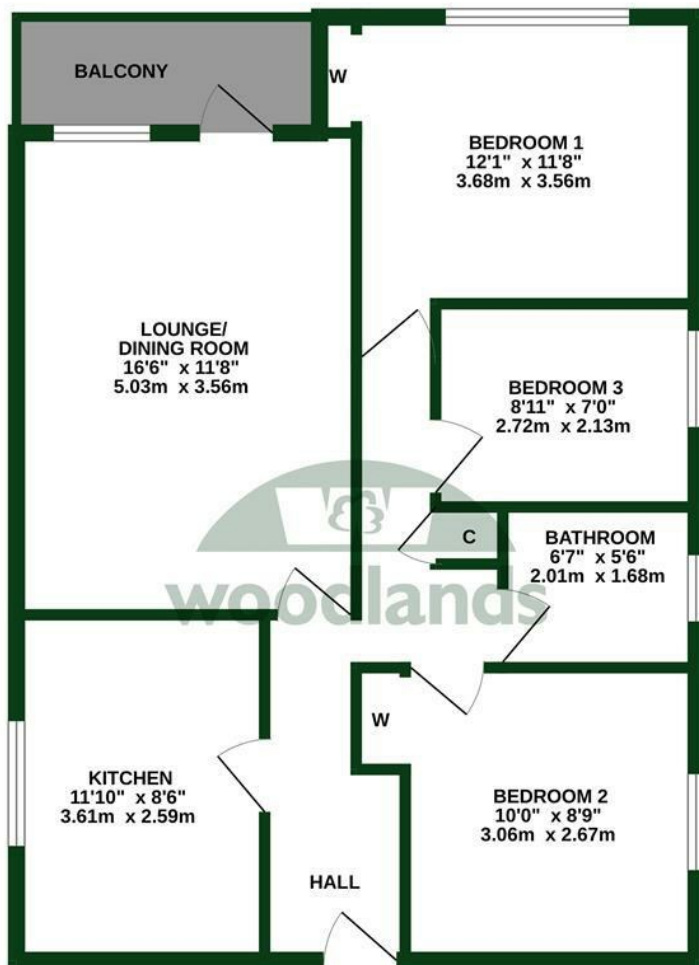
YEARS REMAINING ON LEASE: 71

GROUND RENT: £77.50 PER ANNUM

SERVICE CHARGES: £2,182.11 PER ANNUM (2024)



FIRST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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		80
(69-80) C	68	
(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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