



FLAT 102 NOBEL HOUSE, 4 QUEENSWAY, REDHILL, SURREY, RH1 1TY
OFFERS IN EXCESS OF £165,000
LEASEHOLD

***** 5TH FLOOR ONE BEDROOM APARTMENT LOCATED IN REDHILL'S BUSTLING TOWN CENTRE *****
***** SECURE PARKING *****

Nobel House is a centrally located building that offers easy access to Redhill mainline train station and all the amenities Redhill has to offer.

On the ground floor there is a foyer with a concierge, secure entry, and lifts to all floors.

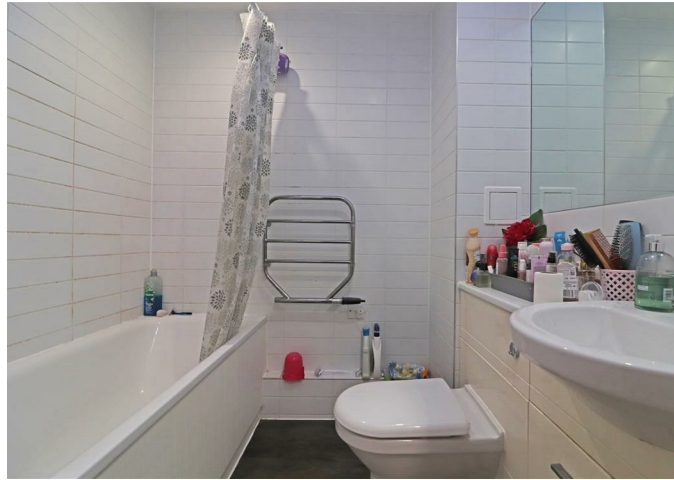
Through the apartments front door there is an entrance hall with a utility cupboard and an entry phone system. The open plan kitchen and living room is a bright, dual aspect space, and there is a bedroom and bathroom.

Beneath the building there is a parking area with allocated spaces, this can be accessed via the lift system and externally from a secure gate.

Redhill town has a wide selection of shops, both on the high street and within the Belfry Centre. In addition there is a weekly local market, a 24 hour gym, multi screen cinema and leisure complex and extensive transport links.

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|--------------------------------|------------------------|
| ■ CENTRAL LOCATION | ■ NO CHAIN |
| ■ ONE BEDROOM | ■ BATHROOM |
| ■ COVERED PARKING SPACE | ■ DUAL ASPECT |
| ■ IDEAL FOR COMMUTERS | ■ FIFTH FLOOR |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: D |





ROOM DIMENSIONS:

COMMUNAL FRONT DOOR

FOYER WITH CONCIERGE

LIFT TO ALL FLOORS

ENTRANCE HALL

11'8 x 3'11 (3.56m x 1.19m)

OPEN PLAN LOUNGE/KITCHEN

15'3 x 10'6 (4.65m x 3.20m)

BEDROOM

10'2 x 8'4 (3.10m x 2.54m)

BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED UNDERGROUND PARKING SPACE

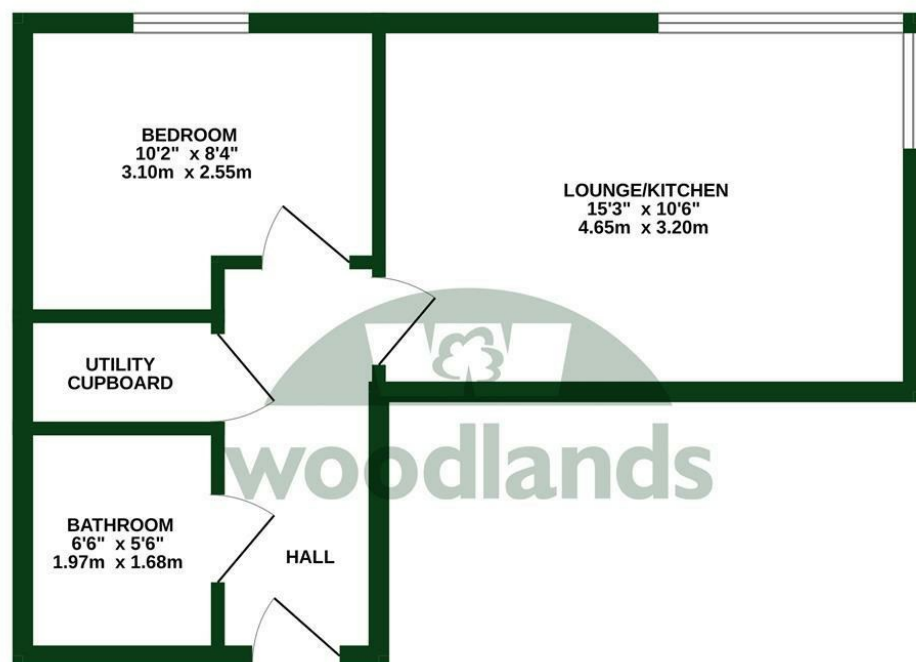
YEARS REMAINING ON LEASE: 111

GROUND RENT: £250 PER ANNUM

SERVICE CHARGES: £2,000 PER ANNUM



FIFTH FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 344 sq.ft. (31.9 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
(55-68) D	64	
(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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