



**Connells**

Nutfield Court Goodworth Road  
Redhill



This sumptuous apartment has been beautifully updated by the current owner & exudes sheer quality & luxury finishes.

As you make your way through the front door, you are greeted by a spacious hallway, with two handy storage cupboards & the main bathroom that offers a fresh white three piece white sanitary suite & is lined with contemporary tiles.

There is an open plan living & dining area with new flooring laid that is both practical & sociable, whether it's entertaining visiting guests or simply relaxing on a lazy Sunday afternoon. There is a large sliding door which draw in lots of natural daylight & once opened up you are lead out onto a private patio area.

The modern kitchen area is nicely separated from the main living space & is fitted with matching wall & base units along with contrasting work surfaces.

There are two generous double bedrooms, the principal benefits from a fitted wardrobe & an en-suite shower room.

Externally there is an allocated parking bay along with ample visitor parking & there are well tended communal grounds.

There is also an eco friendly bio mass system that services this home, whereby residents heating & hot water is paid for via the service charge.

The apartment is only a short walk from a children's play area, small park & within Park 25 you can take a stroll over to the pond. You're also within easy reach of the town centre & Redhill's mainline station, of which can take you into London in just over 30 minutes.



**Entrance Hallway**

**Living & Dining Room**

14' 11" x 14' 10" Max ( 4.55m x 4.52m Max )

With a sliding door leading out onto a:

**Private Patio Area**

**Kitchen**

9' 2" x 6' 2" ( 2.79m x 1.88m )

**Bedroom One**

12' 7" Into Wardrobe x 12' 5" ( 3.84m Into Wardrobe x 3.78m )

**En-Suite Shower Room**

6' 11" Into Shower Cubicle x 4' 6" ( 2.11m Into Shower Cubicle x 1.37m )

**Bedroom Two**

14' 9" Max x 9' 5" ( 4.50m Max x 2.87m )

**Bathroom**

6' 11" Max x 6' 6" Max ( 2.11m Max x 1.98m Max )

**Outside**

**One Allocated Parking Space**

**Visitor Parking Spaces**

**Communal Grounds & Gardens**









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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43 Station Road  
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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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