



**Connells**

Haven Court Yoxall Mews  
Redhill



An immaculately presented apartment that should be viewed to appreciate the spacious and stylish accommodation.

Located on the first floor within Haven Court which boasts a lift and an eco-friendly bio mass system that services this home, whereby residents heating and hot water is paid for via the service charge.

A light and airy entrance hall provides a useful space for coats and shoes as well as a storage cupboard and separate airing cupboard.

The open plan lounge and dining room is the perfect space to entertain with plenty of room for friends and family to come and visit and with access to a private balcony you can soak up the summer's sun in the warmer months.

The modern fitted kitchen leads off this room - a sociable space that will allow you to chat to guests whilst you show off your culinary skills.

The double bedroom is fitted with wardrobes and it offers ample remaining floor space where you can position other furniture pieces.

The bathroom completes the accommodation and has the best of both worlds where you can soak away in the bath after a hard day at work or by waking up with an invigorating shower in the morning.

Outside there is allocated parking space and there are plenty of visitor bays available around the development.

Within Park 25 you can enjoy plenty of communal grounds and gardens and take a stroll over to the pond. A real benefit of this location is the proximity to the town centre and train station.



**Entrance Hallway**

**Living Room & Dining Room**

14' 3" x 10' 3" ( 4.34m x 3.12m )

With sliding doors opening up to a:

**Private Balcony**

**Kitchen**

8' 9" x 7' 1" ( 2.67m x 2.16m )

**Bedroom One**

12' 11" Max x 9' ( 3.94m Max x 2.74m )

**Bathroom**

6' 10" x 6' 5" ( 2.08m x 1.96m )

**Outside**

**One Allocated Parking Space**

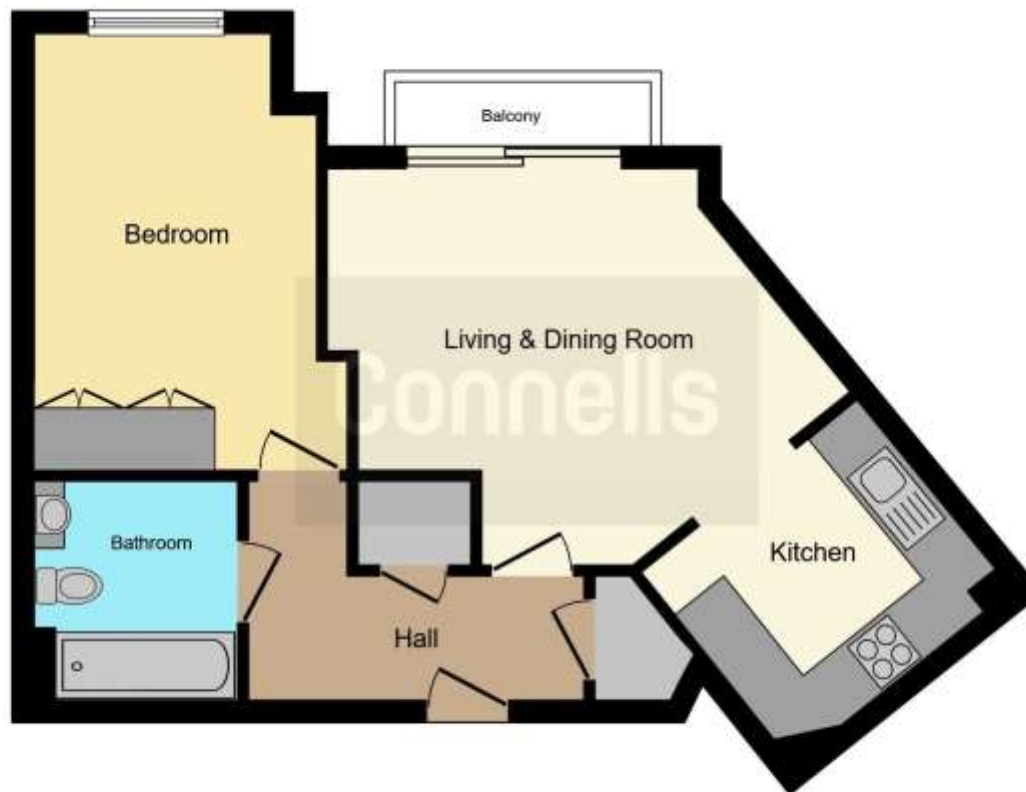
**Visitor Parking**

**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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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED407393](http://connells.co.uk/Property/RED407393)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 08 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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