



Connells

Garlands Road
Redhill



A converted two double bedroom apartment with accommodation arranged over three floors where the split level design creates more of a 'house' feel than an apartment and light floods the rooms making it bright and airy throughout.

With no forward chain, this home is ideal for young professionals and buy to let investors and the flat itself has been well maintained and is a neutral canvas for any new purchaser to get creative with colour if they wish.

Its open plan living area has a high vaulted ceiling, it's great for relaxing in, or dining in with friends and family and it incorporates a semi open plan modern fitted kitchen with integrated appliances.

As you ascend the stairs to the second/mezzanine level you will find a galleried style bedroom which offers access to a built in wardrobe.

The second bedroom is located to the first floor along with a fully tiled bathroom which will be your peace haven after a hard day at work, with a deep soaking tub to relax and unwind in and finished in a contemporary white suite.

With its timeless appeal, it's easy to forget that the development sits perfectly placed within walking distance of Redhill train station and its vibrant and bustling town centre.



Ground Floor

Entrance Hall

With stairs rising to the:

First Floor

Living & Dining Area

11' 4" Into recess x 10' 10" (3.45m Into recess x 3.30m)

Kitchen

8' 10" x 5' 3" (2.69m x 1.60m)

Bedroom Two

13' 11" x 12' 4" Max (4.24m x 3.76m Max)

Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

Second Floor

Mezzanine Bedroom

10' 10" x 8' 1" (3.30m x 2.46m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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43 Station Road
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407567

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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