







Move straight into this one-bedroom bungalow specifically designed for those over the age of 60 and is set within a well-kept and much requested retirement development in the ever-popular Earlswood area.

The bungalow itself is situated to the rear of the complex in a peaceful setting yet conveniently located for Earlswood train station, local convenience store perfect for everyday essentials, doctors surgery, bus stops which are all within short walking distance. Redhill train station and East Surrey Hospital are also located nearby.

As you enter the home you can see that it has been well cared for and many improvements have been made to the property.

The generous living and dining room is bright and airy and with plenty of space for a sofa suite along with a dining table, this space is perfect for family gatherings.

Any keen cook will appreciate the refitted kitchen, offering ample storage cupboards along with plenty of work top space.

The luxury shower room boasts a large walk-in cubicle and is finished in a contemporary white suite with on trend tiling.

Storage space here will never be an issue with plenty of built in cupboards and access to loft space.

Externally there are well tended communal grounds to enjoy, there is a residents lounge and laundry room that can be used in the main building of this complex along with residents parking.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hallway**

### **Living & Dining Room**

15' 10" x 10' 7" ( 4.83m x 3.23m )

### **Kitchen**

7' 4" x 5' ( 2.24m x 1.52m )

### **Double Bedroom**

12' 5" Plus fitted wardrobes x 8' 11" ( 3.78m Plus fitted wardrobes x 2.72m )

### **Shower Room**

6' 5" Max x 5' 6" Max ( 1.96m Max x 1.68m Max )

### **Outside**

### **Communal Gardens & Grounds**

### **Residents Parking**

### **Residents Sitting Room**

Can be used in the main building of this complex

### **Laundry Room**

Can be used in the main building of this complex

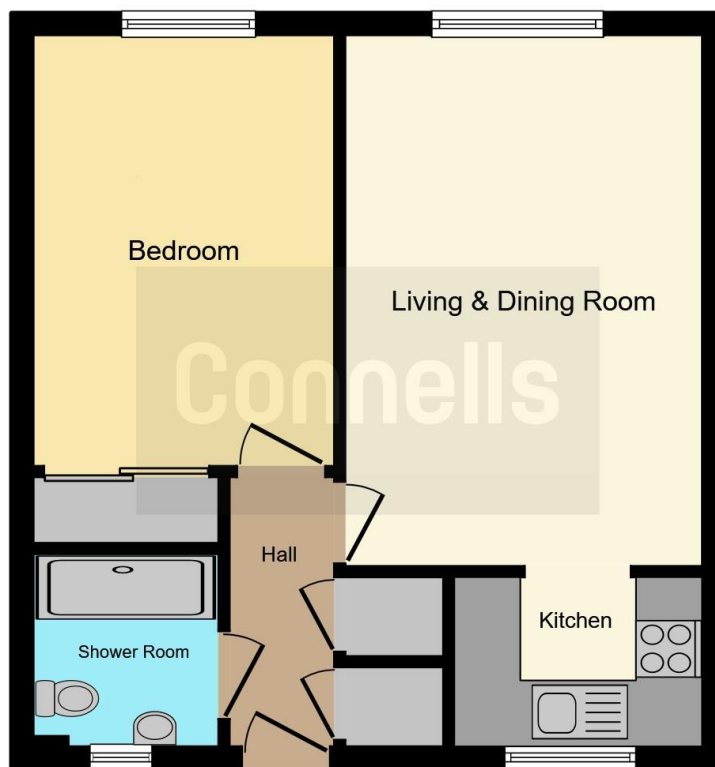












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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43 Station Road  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED407353](http://connells.co.uk/Property/RED407353)**

This is a Leasehold property with details as follows; Term of Lease 120 years from 12 Sep 1986. 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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