



**Connells**

Niche Place Brook Road  
Redhill

# Niche Place Brook Road Redhill RH1 6DL

for sale guide price  
**£450,000**



From the moment you step into the sizeable entrance hallway you will immediately see that this second/top floor apartment exudes quality and distinctive style. Designed and specified for luxurious living with high vaulted ceilings and neutral decor that combine to provide exceptional living space.

Head into the main living space and this large open plan space could be segmented into a lounge area and a dining area. Two set of French doors open to Juliet balconies enjoying pleasant treelined views.

Moving into the kitchen, you'll find an array of sleek high gloss units, integrated appliances along with ample work top space to prepare meals. A perfect room to socialise with visiting guests as there is room for a table and chairs as well.

Both bedrooms one and two feature built in wardrobes allowing ample remaining floor space to position your furniture pieces along with en-suites with high quality fittings.

Guests that visit bedroom three will be sure to have a pleasant stay, enjoying the exclusive use of the stunning bathroom.

Outside the property enjoys a secure under croft allocated parking space and there are well tended gardens for all residents to make use of.

Located a short walk away from the train station, the bustling town centre, local convenience stores and open green spaces.



**Entrance Hallway**

**Living Room**

33' 8" x 26' 11" ( 10.26m x 8.20m )

With two sets of French doors opening up to two:

**Juliet Balconies**

**Kitchen / Diner**

18' 8" Max x 14' 2" ( 5.69m Max x 4.32m )

**Bedroom One**

21' Max x 16' Into recess ( 6.40m Max x 4.88m Into recess )

**En-Suite Shower Room**

7' 11" x 6' 7" ( 2.41m x 2.01m )

**Bedroom Two**

21' 6" Max x 10' 10" Max ( 6.55m Max x 3.30m Max )

**En-Suite Shower Room**

5' 7" x 5' 4" ( 1.70m x 1.63m )

**Bedroom Three**

15' 8" Max x 12' 6" ( 4.78m Max x 3.81m )

**Bathroom**

7' 9" x 7' 2" ( 2.36m x 2.18m )

**Outside**

**Undercoft Allocated Parking**

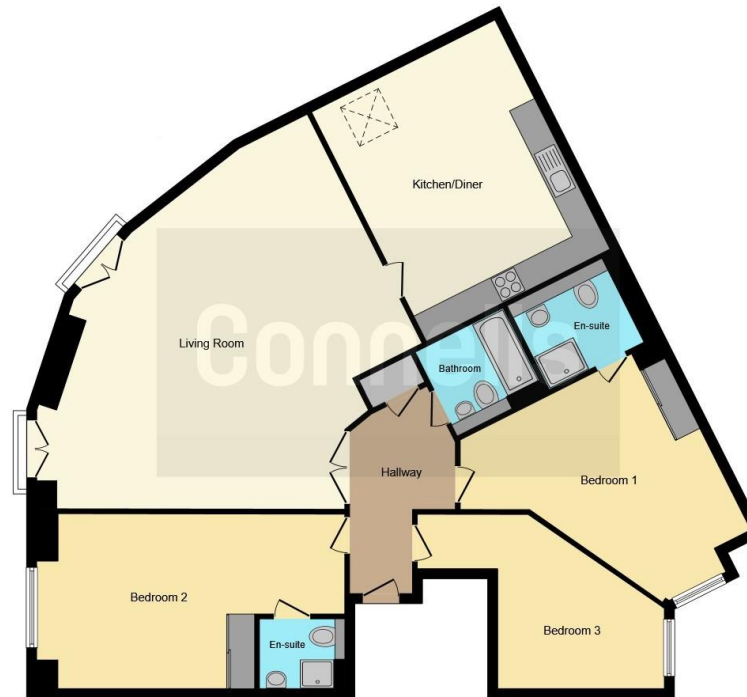
**Visitor Parking Bays**

**Communal Grounds & Gardens**









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)

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**T 01737 774 277**  
**E [redhill@connells.co.uk](mailto:redhill@connells.co.uk)**

43 Station Road  
REDHILL RH1 1QH

**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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