



Connells

Picture House Marketfield Way
Redhill



From the moment you step into the contemporary foyer, The Picture House exudes quality and distinctive style. Two lifts from the inner lobby area service all floors within the block.

Positioned on the first floor within the block, this apartment has been designed and specified for luxurious living.

You are welcomed into an entrance hallway with a video entry phone along with access to a large utility and store cupboard.

The open plan living and dining area lends itself perfectly to entertaining - the quality contemporary kitchen offers a range of modern wall and base units into which you'll find a range of integrated appliances along with contrasting work surfaces where you can prepare meals.

The private balcony is accessed from the living area. It is large enough to easily fit a bistro style table and chairs where you can bask in the sunshine during the warmer months.

The double bedroom here is fabulous with plush carpet under foot, offering enough space for a king size bed, it also features a deep fitted mirrored wardrobe along with access to an en-suite.

Bedroom two is also a great sized double room and is sure to provide your visiting guests a comfortable stay.

The bathroom is lined in contemporary tiles where you can relax in the bath after a busy day or kick start your day with an invigorating shower.

Centrally positioned with Redhill train station (which benefits from fast trains to London within 30 minutes) and the town centre a stone's throw away.



Entrance Hallway

Utility & Store Cupboard

Kitchen Area

Living & Dining Area

25' 2" Into kitchen area x 11' 1" (7.67m Into kitchen area x 3.38m)

With a door opening up to a:

Balcony

Bedroom One

18' 8" Max x 9' (5.69m Max x 2.74m)

En-Suite Shower Room

6' 6" x 5' 3" (1.98m x 1.60m)

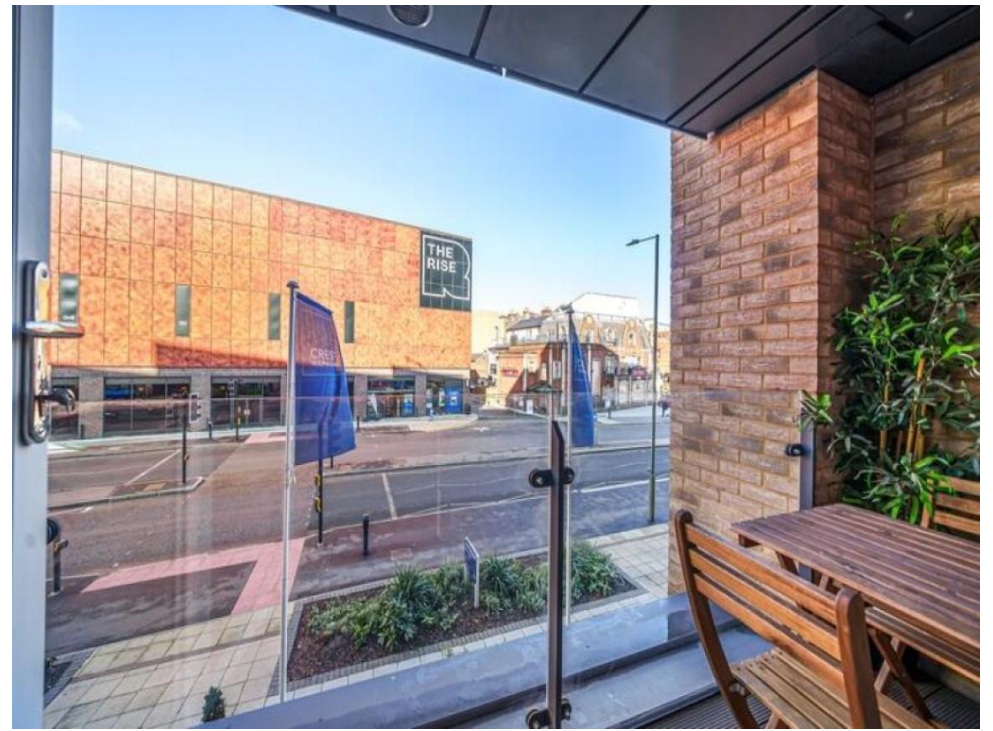
Bedroom Two

18' 8" x 8' 5" Max (5.69m x 2.57m Max)

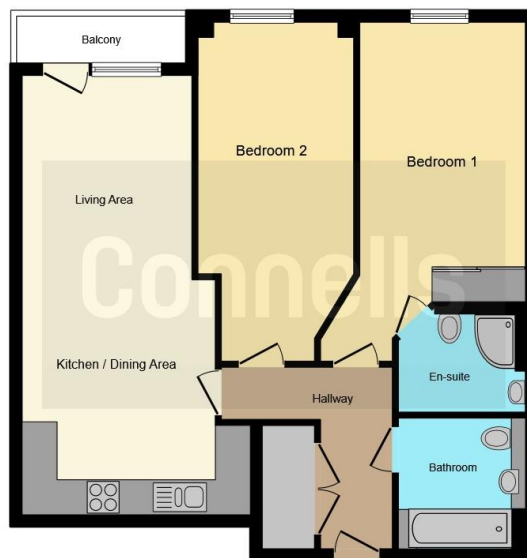
Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)









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: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Apr 2018. 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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