



Connells

Canalside
Redhill



This spacious two-bedroom apartment is an ideal home for any young family and/or professionals with amazing facilities such as a Tesco supermarket, medical care facility, pharmacy, veterinary centre, nursery, and playground within the development making the community complete. Beautiful lakes for lovely countryside walks or runs are a stone's throw away too.

You'll be spoilt for choice with Redhill and Merstham stations just a short distance away, great for commuters. It is around 30 minutes by train to London and under 10 minutes by train to Gatwick airport for a nice travel break.

For those of you with a car, there is an allocated parking bay, with plenty of visitor parking available too.

When the spring and summer months are upon us you are lucky enough to have access to a large balcony. Slide open the reception room doors and bring the outside in during those warm evenings.

The living space is bright and airy and being open plan to a modern fitted kitchen creates a sociable space to entertain your guests when they come over.

The main bedroom is serviced by an en-suite shower room and there is an array of fitted wardrobes and cupboards. Bedroom two is also a good size double and visitors that come to stay can enjoy the use of the bathroom located across the hallway.



Entrance Hallway

Living & Dining Area

20' 10" Into kitchen area x 10' 4" (6.35m Into kitchen area x 3.15m)

With siding doors opening to a:

Balcony

Kitchen Area

Bedroom One

13' 2" Max x 9' 9" (4.01m Max x 2.97m)

En-Suite Shower Room

7' 1" Into shower cubicle x 5' 5" (2.16m Into shower cubicle x 1.65m)

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

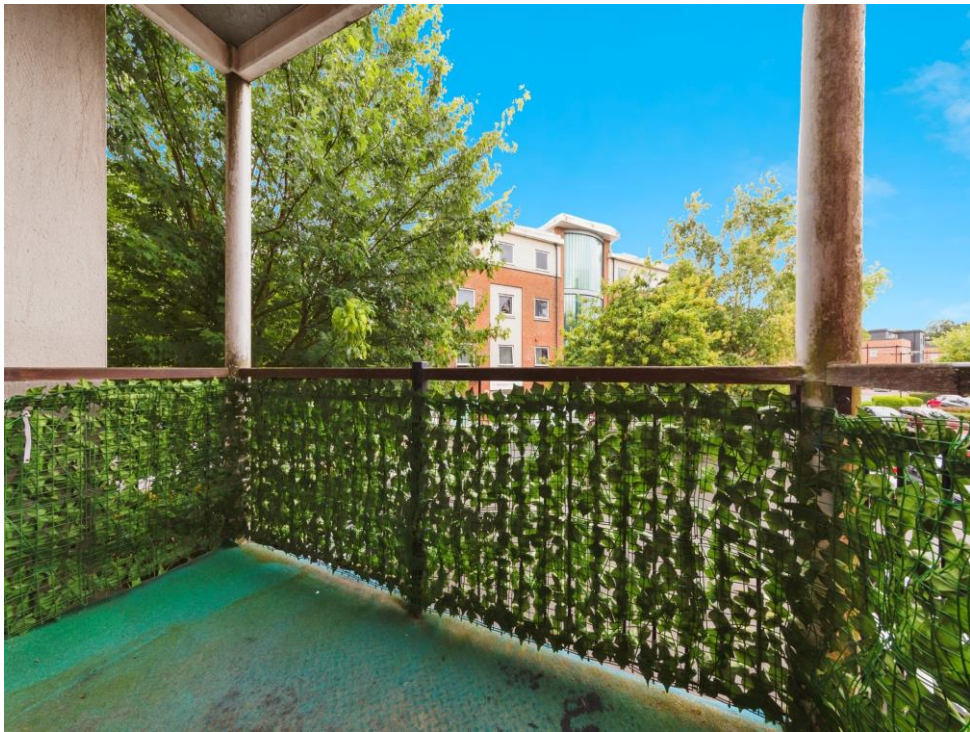
Outside

One Allocated Parking Space

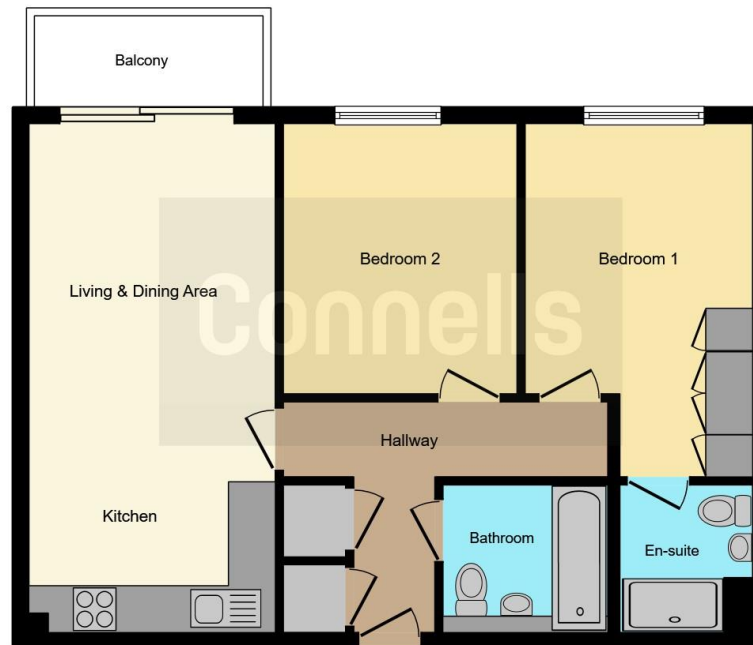
Visitor Parking Spaces

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

To view this property please contact Connells on

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43 Station Road
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407755

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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