



Connells

Parkside Court Gatton Park Road
Redhill



Designed to enhance the experience of modern living, this two double bedroom top/second floor apartment offers an ideal blend of space, comfort, and convenience.

The open plan living space offers clearly defined areas where there is ample space for quiet relaxation or sophisticated entertaining and although light and airy in the summer, this room is also warm and welcoming in winter.

From this room you are led into the kitchen which has matching wall and base units into which the appliances are integrated for you.

The main double bedroom is designed for comfort with built in wardrobes along with access to an en-suite shower room.

The second bedroom is ideal for your visiting guests or if you prefer, it will create a fantastic home office to help keep work life separate from your main relaxing space.

Across the hallway from this room is the main bathroom which if fitted with a fresh white suite.

There is an allocated parking space externally along with well-tended gardens and grounds for all residents to make use of.

The location is fantastic being so close to both Redhill and Reigate town centres. Redhill train station is every commuter's dream for their regularity in services going in and out of London and to Brighton.

The monthly rent is £610.13 and the monthly service charge is £162.75, both of which are reviewed annually in April.



Entrance Hallway

Living & Dining Room

15' 8" Max x 14' 1" Max (4.78m Max x 4.29m Max)

Kitchen

10' 1" x 6' 1" (3.07m x 1.85m)

Bedroom One

10' 9" x 10' 2" Max (3.28m x 3.10m Max)

En-Suite Shower Room

7' 9" Into shower cubicle x 5' 3" Max (2.36m Into shower cubicle x 1.60m Max)

Bedroom Two

10' 11" Max x 8' 9" (3.33m Max x 2.67m)

Bathroom

6' 3" Max x 6' 2" (1.91m Max x 1.88m)

Outside

One Allocated Parking Space

Communal 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

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43 Station Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407742

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2005. 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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