



Connells

Jefferson Court Warwick Road
Redhill



If you are looking for something spacious and centrally located within short walking distance to the bustling town centre, then this one double bedroom first floor apartment will tick all the boxes.

An ideal property for any commuter as Redhill train station is a short walk away or for a young professional couple looking for their first home.

Inside the apartment the rooms are bright and airy. The open plan living and dining area works well, especially when entertaining family or friends. It opens onto a private balcony too which is large enough for a bistro style table and chairs.

Nicely separated away from the main living space the fitted kitchen has matching wall mounted and base units, space for appliances along with contrasting counter tops.

An inner hallway provides access to a handy utility cupboard, a fully tiled bathroom and the double bedroom which is a fantastic size. There is a built-in cupboard, and the remaining floor space allows for free placement of furniture pieces.

Not only do you have all of this, you also have residents parking to the rear of the block and there is also a garage-en-bloc which is superb for additional storage should you require it.

Another handy benefit is that you also have access to some beautifully maintained communal gardens to the rear of the building to sit and enjoy a good book in the sunshine.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

17' 4" x 9' 10" (5.28m x 3.00m)

With a door opening to a:

Balcony

Kitchen

9' 11" x 6' 4" (3.02m x 1.93m)

Double Bedroom

12' 10" x 10' (3.91m x 3.05m)

Bathroom

6' 9" x 6' 8" Max (2.06m x 2.03m Max)

Outside

Garage-En-Bloc

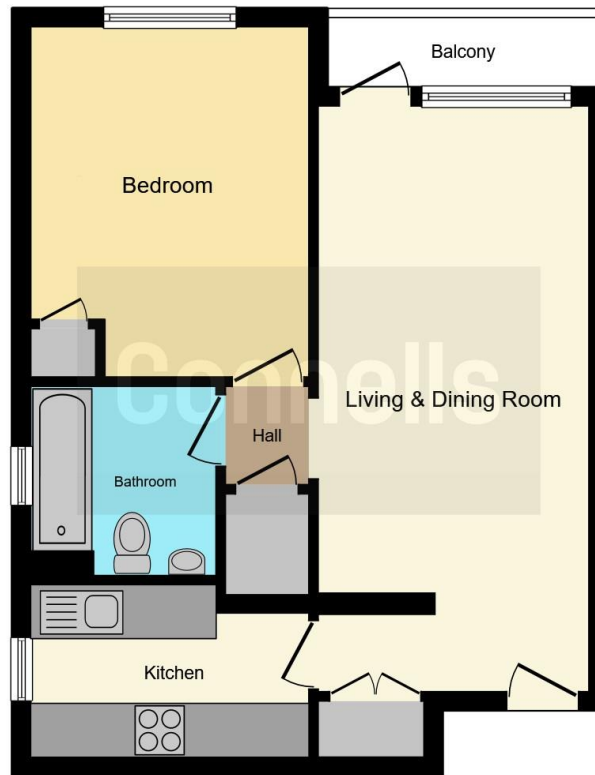
Residents Parking Area

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

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/RED407984

This is a Leasehold property with details as follows; Term of Lease 999 years from 16 Dec 2003. 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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