



Connells

Parkham House Reynolds Avenue
Redhill

Parkham House Reynolds Avenue Redhill RH1 1TU

for sale offers in excess of
£250,000



Situated within the modern development of Park 25, this spacious top-floor apartment offers contemporary living in a superb location just a short stroll from the town centre and mainline train station. Designed with both comfort and convenience in mind, the property boasts generous accommodation throughout.

Upon entering the apartment, you are welcomed into a bright and airy open plan living and dining area. This sociable space is perfect for relaxing or entertaining and is bathed in natural light from a large sliding door that opens to a Juliet balcony, providing pleasant views and a sense of openness. The living area flows seamlessly into a modern fitted kitchen, which comes complete with a range of integrated appliances and ample storage and work top space - ideal for both everyday use and entertaining.

The property features two well-proportioned bedrooms. Bedroom one benefits from a built-in wardrobe and an en-suite shower room, creating a private retreat. The second bedroom also includes a fitted wardrobe and is served by a bathroom.

An eco-friendly biomass system services the home, whereby residents heating and hot water is paid for by the service charge.

Outside an allocated under croft parking space provides secure and convenient parking and residents enjoy access to landscaped communal gardens and grounds that are thoughtfully maintained, and the development features a pond with a charming water feature - offering a peaceful setting within the development.



Entrance Hallway

Open Plan Living & Dining Area

22' 8" Into kitchen area x 12' 1" Max (6.91m Into kitchen area x 3.68m Max)

With a sliding door open to a:

Juliet Balcony

Kitchen Area

Bedroom One

12' 4" x 10' 1" (3.76m x 3.07m)

En-Suite Shower Room

7' 4" Into shower cubicle x 5' 6" (2.24m Into shower cubicle x 1.68m)

Bedroom Two

12' 4" Into door recess x 9' 11" (3.76m Into door recess x 3.02m)

Bathroom

6' 11" x 5' 6" Max (2.11m x 1.68m Max)

Outside

Under croft Allocated Parking

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
 REDHILL RH1 1QH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 6734.04

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407965

This is a Leasehold property with details as follows; Term of Lease 150 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 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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