



**Connells**

Lawrence House Denton Close  
Redhill



# Lawrence House Denton Close Redhill RH1 5LB

for sale

**£250,000 - £270,000** guide price



Situated within a private development, this attractive first floor apartment offers a fantastic opportunity for first-time buyers, or investors seeking a modern and conveniently located home. The property is beautifully presented throughout and provides a practical and versatile layout, ideal for modern-day living.

As you enter the apartment, you are greeted by a welcoming entrance hallway that provides access to all principal rooms. Beyond the hallway, the heart of the home unfolds into a generous open-plan living and dining space, thoughtfully designed to create a seamless and sociable environment. The area is flooded with natural light and comfortably accommodates both a lounge and dining area, perfect for entertaining or unwinding after a long day. This inviting space is complemented by a modern fitted kitchen, complete with ample work top and storage space.

The apartment features two well-proportioned double bedrooms, each neutrally decorated to enhance the bright and airy feel throughout the home. Whether you're looking for a spacious master bedroom, a comfortable guest room, or a flexible space for a home office, the accommodation is adaptable to suit your needs.

A modern bathroom completes the interior layout, featuring contemporary fittings and recently updated with new flooring, giving the space a fresh, clean, and welcoming feel.

Externally, residents benefit from an allocated parking space within a private parking area, providing convenience and peace of mind.



**Entrance Hallway****Kitchen/Living/Dining Room**

16' 3" x 14' 9" ( 4.95m x 4.50m )

**Bedroom One**

11' 8" x 10' 3" ( 3.56m x 3.12m )

**Bedroom Two**

11' 1" x 10' 3" ( 3.38m x 3.12m )

**Bathroom**

10' 2" x 5' 1" ( 3.10m x 1.55m )

**Outside****One Allocated Parking Space**











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](http://www.focalagent.com)

To view this property please contact Connells on

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43 Station Road  
 REDHILL RH1 1QH

EPC Rating: B Council Tax  
 Band: B

Service Charge: 768.55 Ground Rent:  
 350.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2011. 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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