



**Connells**

Springfield Close  
Redhill



Offered to the market in immaculate condition throughout, this stylish first-floor apartment was constructed in 2017 by the Gold Property Developments and forms part of an attractive private development.

Upon entering the apartment, you are welcomed into the hallway, which includes a built-in storage cupboard providing a practical solution for everyday storage.

From here, you are drawn into the open-plan living and dining area, a beautifully presented space that benefits from a dual aspect, allowing for excellent levels of natural light throughout the day. French doors open onto a Juliet balcony, creating a feeling of openness and connection to the outside.

The living area incorporates a thoughtfully designed kitchen, finished to a high standard with sleek wall and base units, integrated appliances, and generous worktop space-ideal for home cooking and entertaining. Whether you're hosting guests or enjoying a quiet evening in, the layout lends itself well to a sociable and relaxed lifestyle.

The principal bedroom is a peaceful sanctuary, enjoying a dual aspect that enhances the sense of space and light. The second bedroom offers versatility, making it ideal as a guest bedroom, nursery, dressing room or home office.

The bathroom is modern and well-appointed, with quality fittings and a clean, neutral décor that complements the rest of the home.

Externally, the property benefits from one allocated parking space, with additional visitor parking bays available for guests.



## Entrance Hallway

## Open Plan Living & Dining Area

18' 10" x 16' 2" ( 5.74m x 4.93m )

With French doors opening to a:

## Juliet Balcony

## Kitchen Area

## Bedroom One

13' 9" Max x 12' ( 4.19m Max x 3.66m )

## Bedroom Two

11' 3" Max x 7' 10" ( 3.43m Max x 2.39m )

## Bathroom

7' 9" x 4' 8" ( 2.36m x 1.42m )

## Outside

## One Allocated Parking Space

## Visitor Parking Spaces









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  
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EPC Rating: B  
Council Tax  
Band: C

Service Charge:  
1843.47

Ground Rent:  
200.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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