





Set within the striking Picture House development, built in 2021 by Crest Nicholson, this eighth-floor apartment offers contemporary living with far-reaching views. Perfectly positioned in the heart of the town, it provides effortless access to the train station, town centre, and Redhill's Memorial Park.

The development itself impresses from the moment you arrive, with a stylish ground-floor foyer leading into an elegant inner lobby, complemented by two passenger lifts serving all floors. Step inside the apartment to a welcoming hallway, thoughtfully designed with a utility cupboard and additional storage space for practicality.

The heart of the apartment is the expansive open-plan living and dining area, designed to cater to both modern lifestyles and entertaining. The contemporary kitchen is fitted with sleek cabinetry, integrated appliances, and quality work surfaces, combining functionality with elegance.

The private balcony is accessed via a glazed door, offering far-reaching views across Redhill and beyond. It's an ideal setting for morning coffee, evening relaxation, or entertaining guests.

The double bedroom is generously proportioned, offering a sense of calm and comfort. A fitted wardrobe maximises storage without compromising the apartment's clean lines and uncluttered feel, maintaining a serene and practical retreat. The bathroom is finished with contemporary tiling, quality fittings, providing a peaceful space for relaxation and daily refreshment.



Entrance Hallway

Living & Dining Area

25' 10" Into kitchen x 10' 6" Max (7.87m Into kitchen x 3.20m Max)

With a door opening to a:

Private Balcony

Kitchen Area

Double Bedroom

16' 7" Max x 9' 10" (5.05m Max x 3.00m)

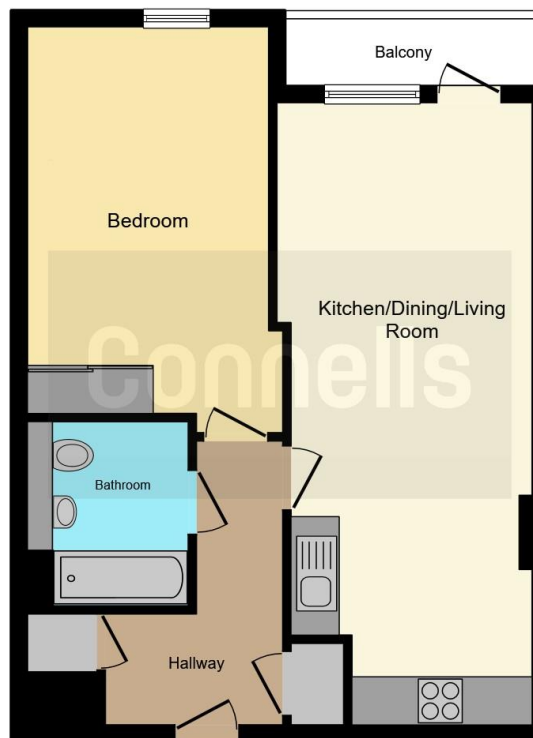
Bathroom

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









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: B

Council Tax
 Band: C

Service Charge:
 2268.78

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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