

Connells

Goodworth Road Redhill



Nestled within the Park 25 development, this attractive coach house apartment presents an opportunity to enjoy modern living in a setting enhanced by beautifully maintained communal grounds. Residents benefit from landscaped gardens, leafy walkways, and a tranquil pond complete with a water feature, creating a peaceful backdrop while still being within easy reach of Redhill train station and the town centre with its array of shops, cafes, and amenities.

The apartment is approached via its own private entrance, which leads into the hallway with stairs rising to the first floor. Once upstairs, the home opens into a bright and airy open-plan reception room, where natural light floods through French doors that open to a Juliet balcony. This versatile space is ideally designed for both relaxation and entertaining, seamlessly connecting to a modern fitted kitchen equipped with a range of units and worktop space.

The main double bedroom is spacious and features a built-in wardrobe, ensuring a neat and uncluttered environment. A second bedroom, also of a good size, provides flexible usage - whether as a guest room, home office, or nursery - adapting easily to suit individual needs. Both are served by a well-appointed bathroom fitted with a classic white suite.

Externally, the property benefits from one allocated parking space, while the wider development provides residents with the enjoyment of open green areas and the convenience of its prime location.





Ground Floor

Entrance Hall

With stairs rising to the:

First Floor

Landing

Living & Dining Room

13' 2" x 11' 5" (4.01m x 3.48m)

With doors opening to a:

Juliet Balcony

Kitchen

9' 3" x 5' 2" (2.82m x 1.57m)

Bedroom One

13' 5" x 8' (4.09m x 2.44m)

Bedroom Two

8' x 7' 8" (2.44m x 2.34m)

Bathroom

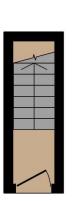
6' 2" x 5' 2" (1.88m x 1.57m)

Outside

One Allocated Parking
Communal Gardens & Grounds



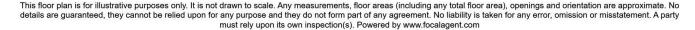








First Floor



To view this property please contact Connells on

T 01737 774 277 E redhill@connells.co.uk

43 Station Road REDHILL RH1 1QH

EPC Rating: C Council Tax Band: D

Service Charge: 1727.26

Ground Rent: 360.00

view this property online connells.co.uk/Property/RED408389

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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