



**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**





**Ground Floor**

**First Floor**

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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:  
 1727.26

Ground Rent:  
 360.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED408389](http://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.



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