



Connells
01753 776 776
FOR SALE

Connells

Reibuck House Ridgeway Road
Redhill



Occupying a first-floor position within Reibuck House, this well-presented converted apartment enjoys an enviable central location in Redhill. Both the bustling town centre and mainline train station are just a short walk away, offering direct links to London and beyond, while the open expanse of Redhill Common lies nearby, providing a welcome escape into nature for leisurely walks, morning runs or simply unwinding outdoors. The apartment is perfectly suited to those who value convenience, connectivity, and access to green space in equal measure.

Once inside, the hallway provides an inviting introduction to the home and opens into the light-filled reception room. This space is thoughtfully designed with fitted storage and enjoys a versatile layout, making it equally well-suited for entertaining, dining, or simply relaxing at the end of the day. The reception flows directly into the kitchen, which comes complete with appliances included and offers everything needed for day-to-day cooking without compromising on style or practicality.

The bedroom is pleasantly spacious, easily accommodating a double bed and additional furnishings, and benefits from the inclusion of wardrobes that maximise storage whilst maintaining a clean, uncluttered feel. The bathroom has been finished in a fresh, modern style, featuring a classic white suite that enhances the sense of light and airiness.

Practicality has not been overlooked, with the added benefit of residents' parking externally.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway**Living/Dining Room**

14' 10" x 14' 6" Max (4.52m x 4.42m Max)

Kitchen

8' 6" x 6' 6" (2.59m x 1.98m)

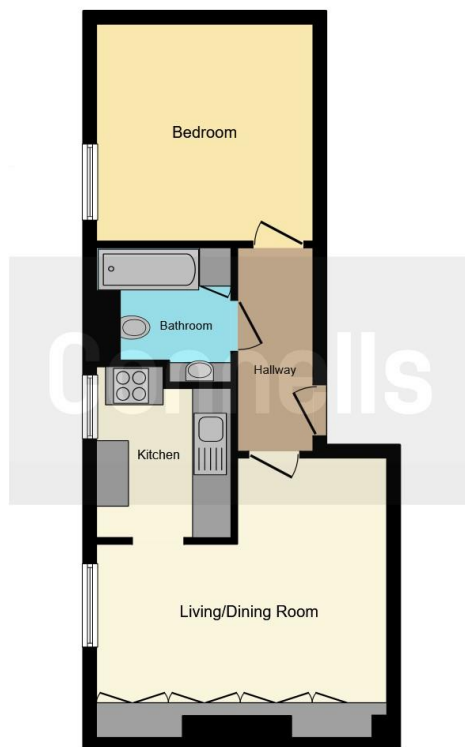
Double Bedroom

11' 3" x 10' 6" (3.43m x 3.20m)

Bathroom

6' 11" x 5' 9" (2.11m x 1.75m)

Outside**Residents Parking**



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

To view this property please contact Connells on

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43 Station Road
 REDHILL RH1 1QH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1420.08

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408412

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1981. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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