





This larger-than-average purpose-built first-floor apartment combines generous proportions, natural light and a convenient location. Offered with a lengthy remaining lease term, the property delivers both comfort and practicality in equal measure.

Upon entering, you are greeted by a welcoming hallway which features a shelved storage cupboard - perfect for coats, shoes, and household essential.

At the heart of the home is a light and airy open-plan living and dining room, a superb dual-aspect space that enjoys plenty of natural light. The generous floor area provides ample room for both relaxing and entertaining, with space to create distinct zones for lounging, dining and even a home workspace if desired. It's a welcoming environment that perfectly balances comfort with sociability.

The kitchen is fitted with matching wall and base units, complemented by ample countertop workspace for meal preparation. There's also space for appliances, ensuring everyday functionality while maintaining a clean and contemporary feel.

The spacious double bedroom continues the theme of light and comfort, enhanced by an array of built-in storage solutions that maximise every inch of space. The fully tiled bathroom is finished in a white suite, providing a crisp and timeless design, ideal for unwinding after a long day.

Outside, residents enjoy access to a well-kept communal lawned garden. Two parking spaces are available on a first come, first served basis, providing added convenience.



Entrance Hallway**Living & Dining Room**

17' 8" x 9' 11" (5.38m x 3.02m)

Kitchen

7' 11" x 6' 2" (2.41m x 1.88m)

Bedroom

12' 7" Into built in storage x 9' 11" (3.84m Into built in storage x 3.02m)

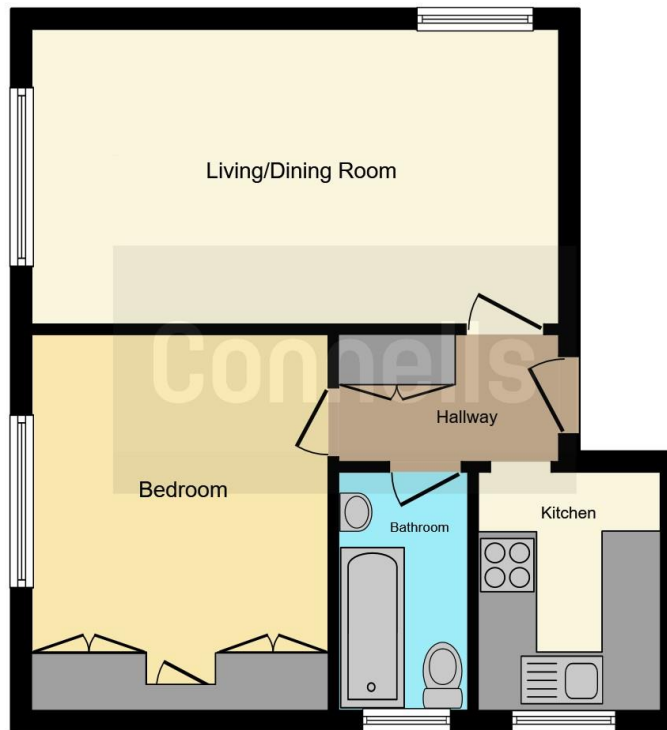
Bathroom

7' 11" x 4' 4" (2.41m x 1.32m)

Outside**Lawned Communal Garden****Resident 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

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: D

Council Tax
 Band: B

Service Charge:
 1951.40

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408473

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 May 2020. 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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