



Connells

Warwick House Station Road  
Redhill



Designed with contemporary, modern living in mind, this first floor apartment incorporates a stylish finish with an open plan layout giving it a light and airy feel throughout.

Brimming with quality it has been designed to make life as easy and convenient as possible.

The entrance area has a fitted video entry phone and low maintenance flooring runs from here into the open plan living/dining and kitchen area.

Modern, contemporary two-tone units and work tops bring a practical, yet stylish feel to the kitchen area. There are integrated appliances and there is a deep built in utility and storage cupboard.

Being open plan to the living and dining area makes this area within the apartment superb for entertaining your visiting guests and the space allows you to create defined areas for dining and relaxing with your furniture pieces.

The double bedroom has plush carpet underfoot and the shower room has high quality fittings where you can kick start your day with an invigorating shower.

There is a lift accessible from the communal foyer servicing all floors within the block for added convenience.

Centrally located, Warwick House is perfectly placed with everything you need on your doorstep. For those that commute Redhill train station is a short walk away with fast train services into London



### **Kitchen/Dining/Living Area**

19' 3" Max x 14' 2" Max ( 5.87m Max x 4.32m Max )

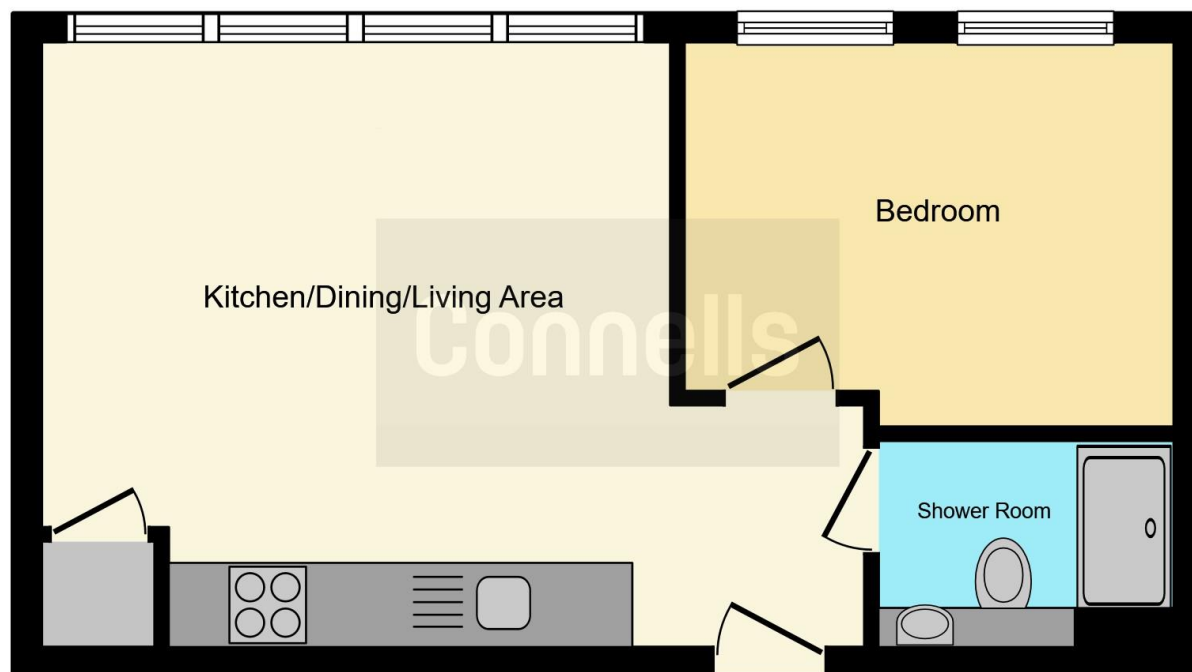
### **Double Bedroom**

11' 5" x 9' Max ( 3.48m x 2.74m Max )

### **Shower Room**

6' 10" x 4' 10" ( 2.08m x 1.47m )





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](http://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: C

Service Charge:  
 1550.00

Ground Rent:  
 225.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED408519](http://connells.co.uk/Property/RED408519)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2021. 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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Property Ref: RED408519 - 0002

