



GORDON COURT, ST JOHNS TERRACE ROAD
REDHILL, SURREY, RH1 6HU

This two bedroom ground floor apartment is situated in a popular road almost opposite Earlswood station in Redhill, which has a direct route to London Bridge train station in approximately 40 minutes. The property itself has been recently redecorated and freshened up but allows scope for the incoming purchaser to put their own stamp on it. The dual aspect lounge offers a bright and airy living space and the main bedroom has a large fitted wardrobe. Further storage can be found in the hall as well as an additional dedicated lock up storage crate in the basement of the block. Benefitting from double glazing and gas central heating with the added bonus of a private parking space and a share of the freehold. Offered to the market with no onward chain viewing is highly recommended.

Tenure: Share of Freehold

**Lease Length: 150 years from July 2014
approx 140 Years remaining (as of July 24)**

**Local Authority: Reigate and Banstead
Borough Council**

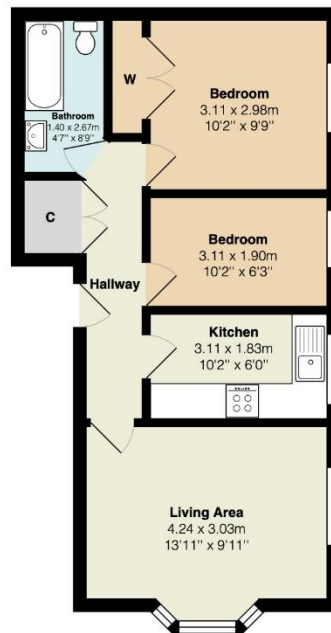
Council Tax Band: C

**Maintenance Fee: Approx £1897.16 per
annum (This includes a contribution to the
sinking fund)**

EPC Rating: C

**Additional notes- We have been advised by
the seller that a new boiler was fitted in
December 2023. This will need to be verified
through solicitors.**

2 Gordon's Court



Total Area: 48.4 m² ... 521 ft²

All measurements are approximate and for display purposes only

SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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