



**43 Keats Avenue
Redhill
RH1 1AF**

Located a short walk from Redhill town centre the train station, Keats Avenue offers good transport links and easy access to London commuting.

The house has just been fully refurbished with new kitchen and bathroom and would be ideal for a professional couple using the second room as a home office.

**£1750pcm
Unfurnished**



- Just a 10 minute walk from Redhill Station
- Smart, modern house fully refurbished with new kitchen
- Private parking space in front of garage
- Private garden in quiet area
- EPC – C (69)

T 01737 229200

A well located two bedroom property, 43 Keats Avenue has just been refurbished ready for a new tenancy and presents beautifully with new kitchen and fully redecorated. The property benefits from modern central heating and has an attached garage with light and power.

ENTRANCE HALL

From covered porch, circulation space leading to separate kitchen and living room.

LIVING ROOM

4.79m x 3.59m Large, bright room leading on to patio and garden. The room has ample space for a dining area as well as seating with TV point in situ.

KITCHEN

3.01m x 1.81m Brand new fitted shaker style kitchen with dark worktops over white cupboards and metro tile splashbacks. All new Bosch quality appliances to include oven, gas hob with extractor over, tall fridge/freezer and washing machine.

BEDROOM 1

2.91m X 2.84m Double room to front with airing cupboard and built in wardrobe providing ample storage space with shelving plus clothing rail.

BEDROOM 2/HOME OFFICE

3.09m x 2.97m To rear of property overlooking garden, second bedroom with full width built in wardrobe giving loads of storage space also ideal as a home office/study.

BATHROOM

Smart contemporary white suite with thermostatic Aqualisa shower over bath. Marble effect wall panels and heated towel rail.

EPC

The property has an EPC rating C (69).

GARAGE

Substantial single garage adjoining the house, with light and power!

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons, telephone 01737 229200

T 01737 229200



Outside the property has the benefit of a large garden with small patio area, mainly laid to lawn with small planting area to far end and pedestrian access.

TERMS

- The property is to be let unfurnished on an Assured Shorthold Tenancy for a period of twelve months.
- A holding deposit equivalent to one weeks rent is required in order to secure this property.
- Rent of £1750 per calendar to be paid monthly in advance.
- References will be required by the Landlord.
- The tenants are to be responsible for the council tax, water rates and TV licence for the duration of their tenancy.
- The property is Council Tax Band D.
- The equivalent of five weeks rent will be required by the Landlord as deposit. To be paid on commencement of the tenancy.
- The Landlord requires that the tenants are non-smokers and pets are not allowed at the property.

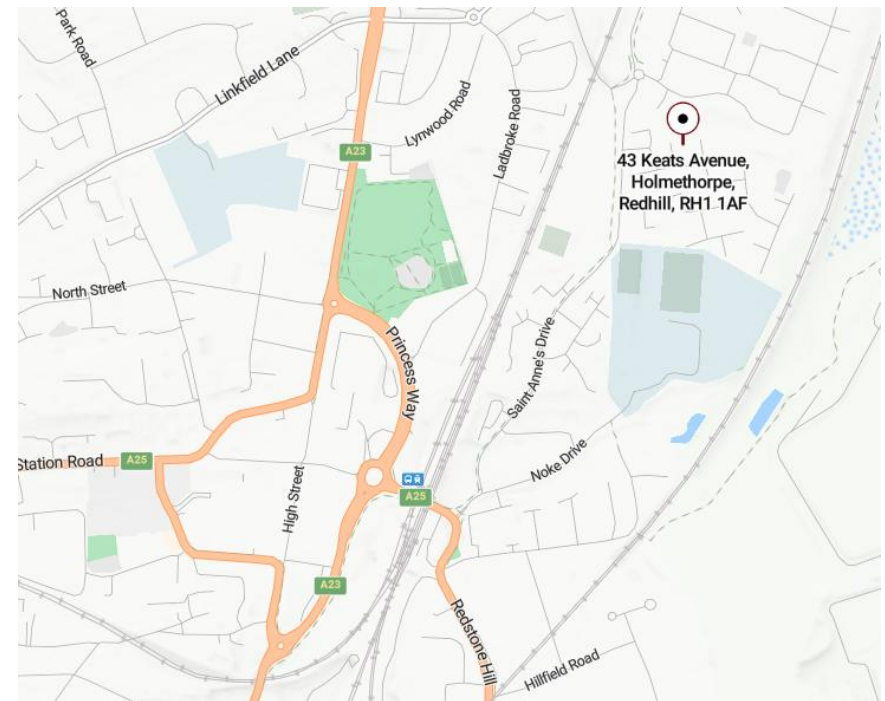
PLEASE NOTE

- Tenants should satisfy themselves as to adequacy of any television aerials and reception.
- Tenants may be responsible for telephone connection and broadband charges.
- The initial payment of rent and deposit to be paid direct to our nominated bank account. Cash will not be accepted.

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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