
woodlands

FLAT 5 CHELTENHAM HOUSE OLD SCHOOL CLOSE, REDHILL, SURREY, RH1 2FP

£219,950

LEASEHOLD - SHARE OF FREEHOLD

Superb, split level property with high ceilings, located in a well kept, gated development with allocated parking and pleasant gardens.

Cheltenham House is an attractive older style building, that was converted around 15 years ago and now has the benefit of a share of the freehold.

The property genuinely feels like a one bedroom house, with it's split level arrangement. Through the front door there is an entrance hall, with a WC, a modern fitted kitchen with built in appliances, and to the front a bright living space with an impressive 19ft high, curved ceiling and huge windows. Up the stairs there is a landing with an airing cupboard housing the hot water tank and offering handy storage. There is a double bedroom with 11ft high ceilings, and a good size fitted wardrobe, then you have a well appointed bathroom.

The property is in good order and has the benefit of gas central heating, with a regularly serviced boiler and double glazed windows.

Outside there is a very pleasant garden area, and you have the benefit of an allocated parking space.

Nearby there is a handy local shop for all those daily essentials, and Redhill town centre is only a short walk, meaning the property offers exceptional convenience. Within the town there is a weekly market in the main square, a host of high street shops as well as stores in the Belfry Shopping centre. You have a modern, multi screen cinema complex, a great selection of restaurants and pubs, as well as some of the best commuter services in the area, with direct trains to central London in as little as 30 minutes, and connections to Gatwick, Brighton, Reading and Tonbridge.

- **CHARACTER PROPERTY**
- **GROUND AND FIRST FLOOR**
- **HIGH CEILINGS**
- **GATED DEVELOPMENT**
- **COUNCIL TAX BAND: C**
- **SHARE OF FREEHOLD**
- **SPLIT LEVEL**
- **ALLOCATED PARKING**
- **CLOSE TO SHOPS AND STATION**
- **EPC RATING: C**













ROOM DIMENSIONS:

ENTRANCE HALL
12'11 x 6'3 (3.94m x 1.91m)

CLOAKROOM
5'6 x 2'11 (1.68m x 0.89m)

LOUNGE
14'7 x 9'5 (4.45m x 2.87m)

KITCHEN
12'0 x 6'0 (3.66m x 1.83m)

DOUBLE BEDROOM
12'7 x 11'1(max) (3.84m x 3.38m(max))

BATHROOM
6'1 x 6'1 (1.85m x 1.85m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

ALLOCATED PARKING

SHARE OF FREEHOLD

YEARS REMAINING ON LEASE: 112

GROUND RENT: N/A

SERVICE CHARGES: £2,500 PER ANNUM

BUILDINGS INSURANCE: £450 PER ANNUM

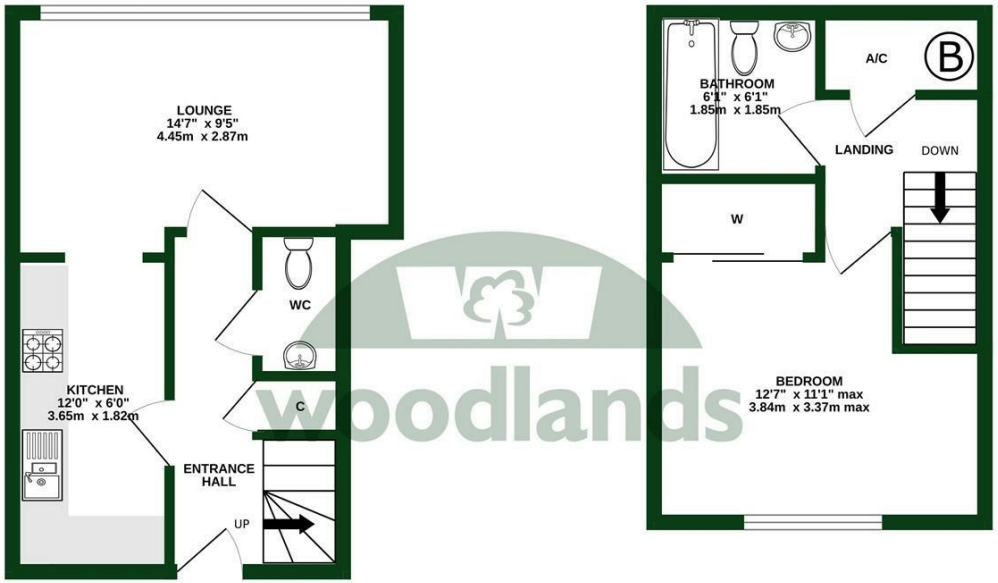






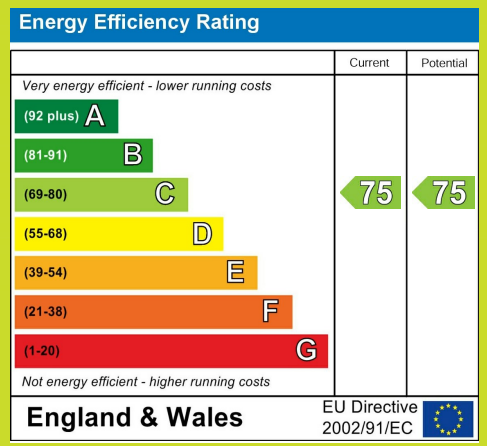
GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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