



Artillery Court Hooley Lane, Redhill RH1 6ET



welcome to

Artillery Court Hooley Lane, Redhill

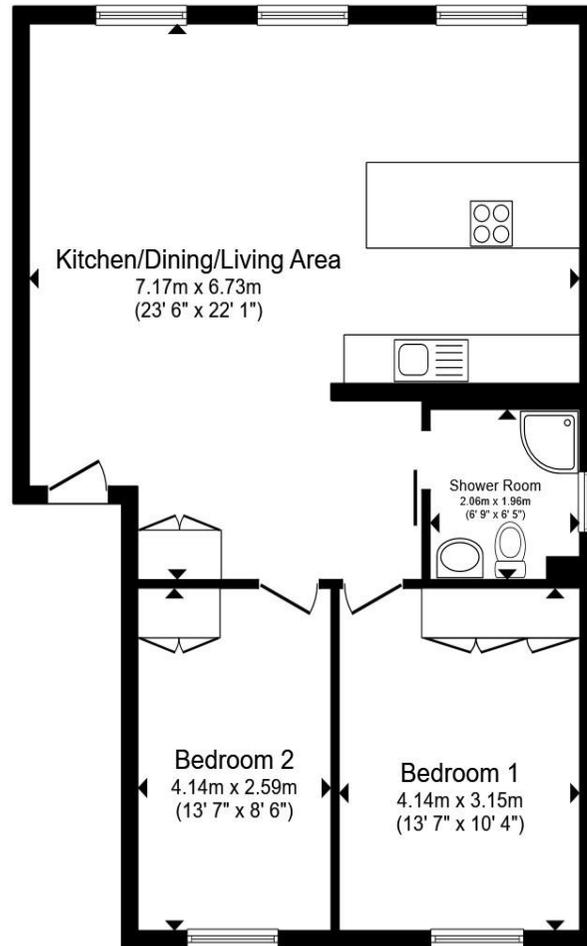
Situated on the south-facing side of Redhill town centre, this impressive second-floor executive apartment offers spacious, contemporary living in a highly convenient and well-connected location.

The property features a generous open-plan reception space, flooded with natural light from triple south-facing windows, creating a bright and welcoming environment that is ideal for both everyday living and entertaining. The open-plan layout seamlessly incorporates a stylish lounge and dining area, alongside a modern fitted kitchen complete with integrated appliances and a central island, providing both practicality and a sociable focal point to the home.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, offering excellent storage and comfortable accommodation. The apartment further benefits from under-block allocated parking and is offered to the market with no onward chain, making it an ideal option for both owner-occupiers and investors alike.

Hooley Lane is conveniently positioned within approximately a 10-minute walk of Redhill mainline railway station, offering direct services to London Victoria and London Bridge, as well as a wide range of shops, cafés and local amenities. Directly opposite the property is open green space, with Redhill Common and ancient woodland close by, while Earlswood Lakes and Common can be reached within a pleasant 10-15 minute walk, providing an excellent balance of town and countryside living.





Total floor area 71.3 m² (767 sq.ft.) approx

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.propertybox.io



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- South-facing second-floor luxury executive apartment.
- Spacious open-plan lounge, dining area and modern kitchen with island.
- Triple windows providing excellent natural light.
- Two double bedrooms with fitted wardrobes.
- Contemporary integrated kitchen with built-in appliances.

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2050.00

Ground Rent: 536.78

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

(guide price **£300,000-£325,000**)



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDH103911 - 0004

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