



**5 BELMONT HOUSE, 84 LONDON ROAD, REDHILL, SURREY, RH1
2JP
OFFERS IN EXCESS OF £220,000
LEASEHOLD**

***** NO CHAIN *****

***** CHARACTERFUL GROUND FLOOR TWO BEDROOM APARTMENT
WITH PRIVATE ACCESS, OFF ROAD PARKING AND OUTSIDE SPACE *****

Located just on the outskirts of Redhill town centre, this two bedroom apartment was converted around 16 years ago, and offers easy access to the shops and transport links on offer.

Through the private front door you have a spacious, open plan area that comprises living and kitchen accommodation with windows to the front and an attractive cast iron fireplace. There are two bedrooms, one of which benefits from fitted wardrobes, and beyond the kitchen there is a unique bathroom that has a sunken bath and a skylight window.

The property benefits from 84 years still remaining on the lease, as well as an allocated parking space and a private decked area beside the front door.

Redhill's bustling town centre is a firm favourite for commuters due to the excellent train links to London, Gatwick, Brighton, Reading, Guildford and Tonbridge. In addition you have a great selection of shops as well as a recently opened multi screen cinema and leisure complex, complete with a bowling alley and restaurants.

- | | |
|--------------------------|-----------------------|
| ■ GROUND FLOOR APARTMENT | ■ CONVENIENT LOCATION |
| ■ PRIVATE ENTRANCE | ■ OPEN PLAN LIVING |
| ■ TWO BEDROOMS | ■ BATHROOM |
| ■ OFF ROAD PARKING | ■ CHARACTER PROEPTY |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

PRIVATE ENTRANCE

LOUNGE/KITCHEN

16'9 x 11'11 (5.11m x 3.63m)

BEDROOM ONE

11'4 x 7'9 (3.45m x 2.36m)

BEDROOM TWO

11'3 x 8'1 (3.43m x 2.46m)

BATHROOM

18'5 x 3'1 (5.61m x 0.94m)

GAS CENTRAL HEATING

WOODEN DOUBLE GLAZED WINDOWS

PRIVATE DECK

OFF ROAD PARKING FOR ONE CAR

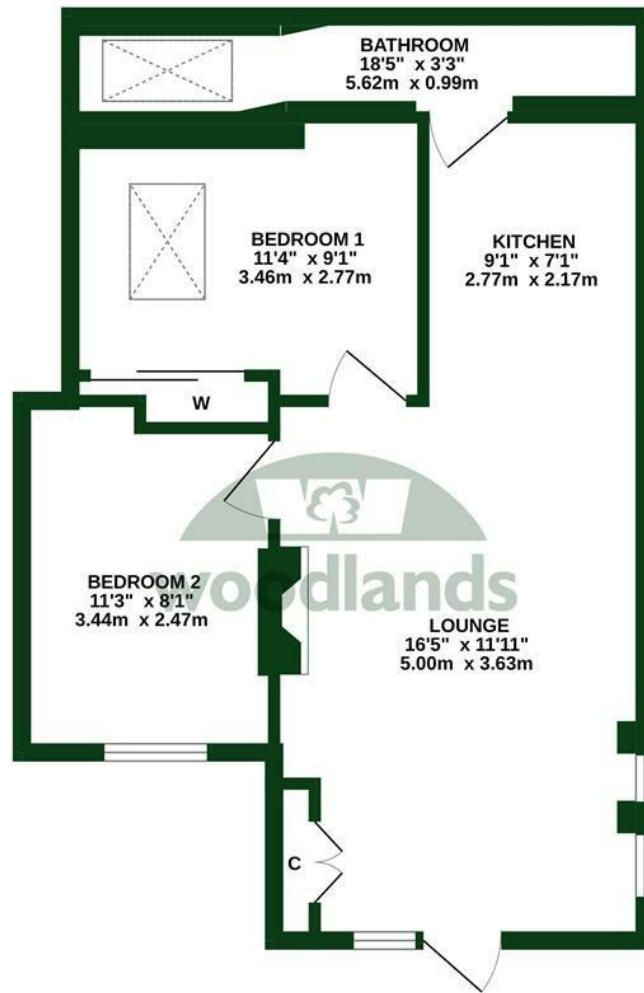
YEARS REMAINING ON LEASE: 84

GROUND RENT: £200 PER ANNUM

SERVICE CHARGES: £1,080 PER ANNUM



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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