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1 VISION PLACE, 8 OXFORD ROAD, REDHILL, SURREY, RH1 1QE
£195,000
LEASEHOLD

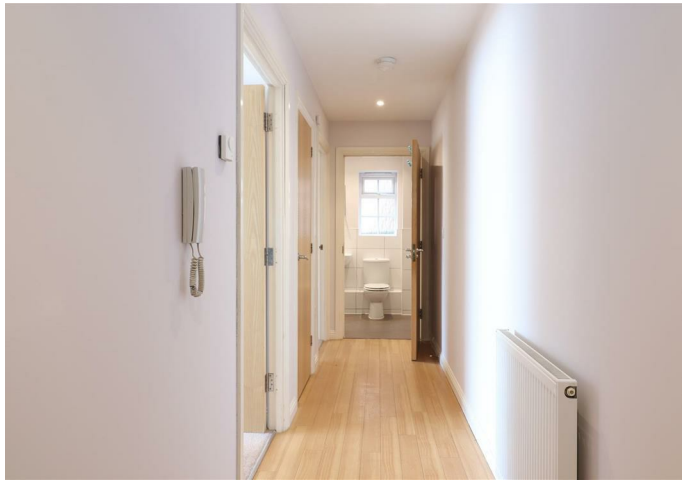
Superb, ground floor apartment in a well maintained modern building and an excellent, central location.

Built in 2009, Vision Place is a highly popular apartment building in a hugely convenient location. Through the front door there is a good size entrance hall, with a wall mounted entry phone. The living space is a bright, open plan design, with a large, south facing bay window and a range of integrated kitchen appliances. There is a double bedroom, complete with fitted wardrobes, and a clean, modern bathroom that has a double glazed window to the side.

The property has 107 years remaining on the lease, and benefits from communal gardens at the rear, an enclosed bin store at the front and an allocated parking space.

Redhill town centre itself is only a short walk, and offers a wide range of shops, including the Belfry Centre, several great restaurants, a weekly local market in the main square and the highly popular Light cinema, which has multiple screens, bowling and other activities. In addition, you have easy access to Redhill mainline train station, which offers fast links to central London, Gatwick, Reading, Guildford and Tonbridge.

- **GROUND FLOOR**
- **DOUBLE BEDROOM**
- **106 YEAR LEASE**
- **SHORT WALK TO TOWN**
- **COUNCIL TAX BAND: C**
- **MODERN APARTMENT**
- **ALLOCATED PARKING**
- **NO CHAIN**
- **GREAT LOCATION**
- **EPC RATING: C**



ROOM DIMENSIONS:

ENTRANCE HALL
18'4 x 3'7 (5.59m x 1.09m)

LOUNGE/DINER/KITCHEN
18'5(max) x 14'1 (5.61m(max) x 4.29m)

DOUBLE BEDROOM
13'8 x 9'2 (4.17m x 2.79m)

BATHROOM
8'0 x 5'7 (2.44m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

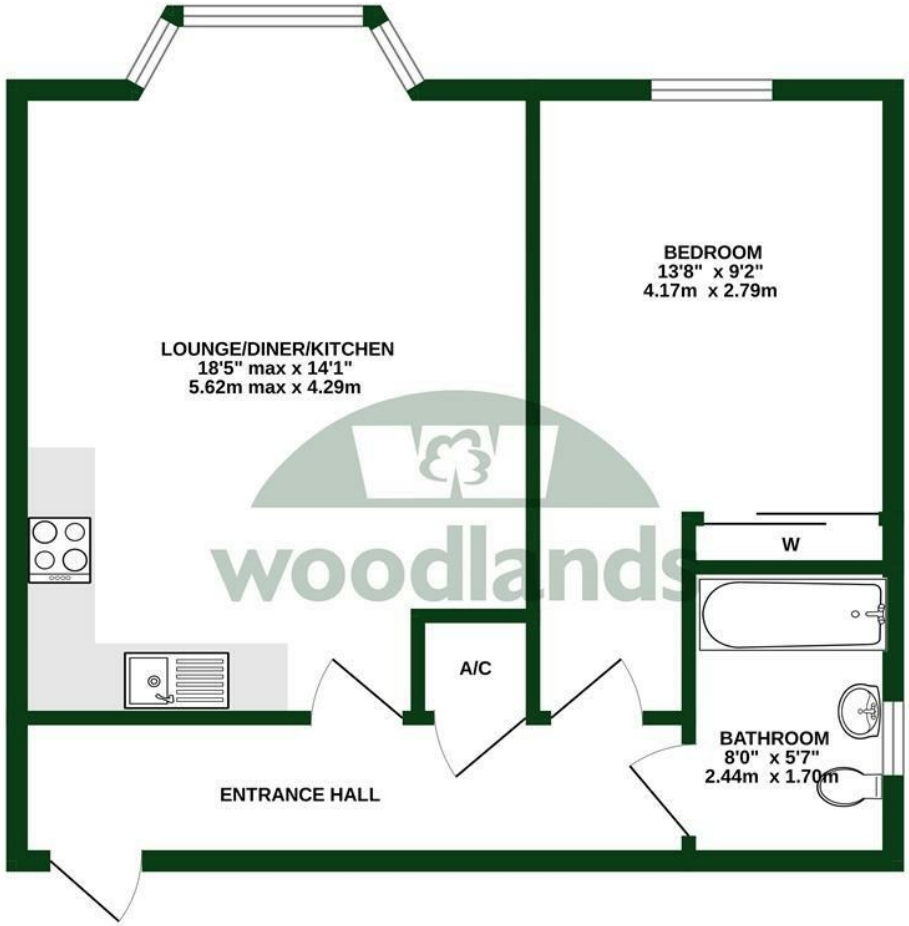
COMMUNAL GARDENS

YEARS REMAINING ON LEASE: 106

GROUND RENT: £210 PER ANNUM

SERVICE CHARGES(2025): £1,672 PER ANNUM

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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	78	78
(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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