GLAMIS
HOUSE
woodlands

FLAT 4 GLAMIS HOUSE GARLANDS ROAD, REDHILL, SURREY, RH1 6PL
£180,000
LEASEHOLD

As a first time buyer or investor, convenience and practicality are always top of the wanted list and this apartment scores 5 out of 5 on both! Situated within a stone's throw of Redhill's Town Centre with its well connected train station, vibrant mix of leisure venues, and restaurants, life will never be boring.

The property welcomes you into the spacious entrance hall that has a large storage cupboard with enough space for not just for coats & shoes but also suitcases, boxes or even a bicycle! There's also a good sized airing cupboard housing the water tanks and shelving.

The 16ft lounge/diner has two windows across the rear wall, one of which is a large box bay providing plenty of light into your living space. The kitchen is accessed from this room and has a full range of fitted storage cupboards and also benefits from its own window.

To the front of the apartment is the large double bedroom with a built in treble wardrobe with sliding mirrored doors. The modern bathroom has a fitted white suite, a bath with a separate shower over it, contemporary tiling and a window.

The apartment is available with no chain, will be sold with an extended lease, is presented in good decorative order with all the windows being double glazed and two gas fires for heating. Outside to the rear is the car parking area with an allocated parking space. Call Woodlands now to arrange your viewing!

- **PURPOSE BUILT APARTMENT**
- **16FT LOUNGE/DINER**
- **DOUBLE GLAZED**
- **CLOSE TO TOWN AND STATION**
- **COUNCIL TAX BAND: C**
- **EXTENDED LEASE**
- **MODERN BATHROOM**
- **ALLOCATED PARKING**
- **NO CHAIN**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER
16'2(max) x 14'3 (4.93m(max) x 4.34m)

KITCHEN
7'3 x 6'10 (2.21m x 2.08m)

BEDROOM
13'10(max) x 10'4 (4.22m(max) x 3.15m)

BATHROOM
7'2 x 6'3 (2.18m x 1.91m)

GAS HEATERS

DOUBLE GLAZED WINDOWS

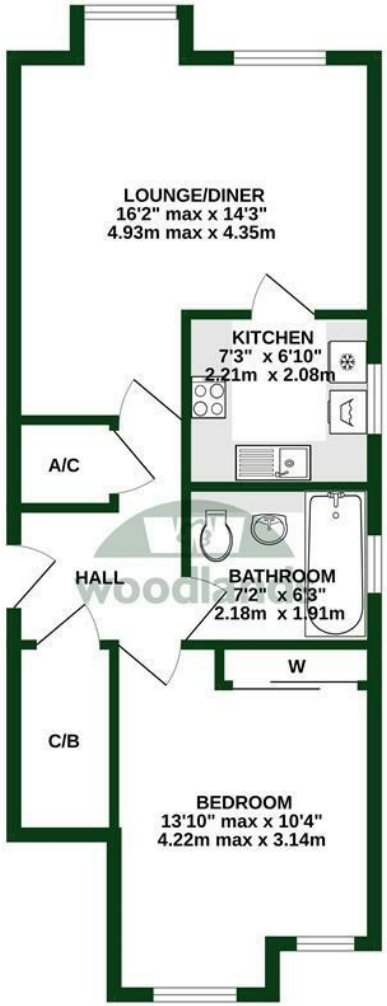
ALLOCATED PARKING

EXTENDED LEASE

GROUND RENT: £100 PER ANNUM

SERVICE CHARGES: £1,823.76 PER ANNUM

UPPER GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.9 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
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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