



Connells

Burlescombe House Burrage Road
Redhill

Burlescombe House Burrage Road Redhill RH1 1TL

for sale

£250,000 - £270,000 guide price



Situated in the popular and modern development of Park 25, this ground floor apartment is only a short walk away from Redhill's mainline station, of which can take you into London in just 30 minutes, Gatwick within 10 minutes and Brighton within 45 minutes.

Burlescombe House comprises contemporary apartments which are spacious and bright, perfect for anyone looking to purchase their first home.

As you make your way through the front door, you are greeted by the entrance hall, with two handy storage cupboards, one of which houses the heating system and the main bath and shower room.

The hallway leads you round to the spacious semi open plan kitchen and living room. Natural light floods through the doors that open to the private terrace and in the warmer months you can let the summers breeze flow throughout the apartment. It's the perfect entertaining room for friends and family with enough space to have a dining table and chairs too.

There are two generous sized bedrooms with bedroom one benefiting with its own en-suite shower room.

With an allocated parking space externally, there are also plenty of visitor's bays and on road parking available for guests when they come over to visit.

A further benefit is the eco-friendly biomass system that services this home, whereby residents heating and hot water is paid for via the service charge.

There are well tended gardens and grounds to make use of, and within the development, you can take a stroll over to the pond.



Entrance Hallway

Living & Dining Room

13' 6" x 12' 5" (4.11m x 3.78m)

With a sliding door opening to a:

Private Terrace

Kitchen

9' 3" x 5' 2" (2.82m x 1.57m)

Bedroom One

14' 1" x 10' 8" Max (4.29m x 3.25m Max)

En-Suite Shower Room

6' 11" x 4' 9" (2.11m x 1.45m)

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

Bath & Shower Room

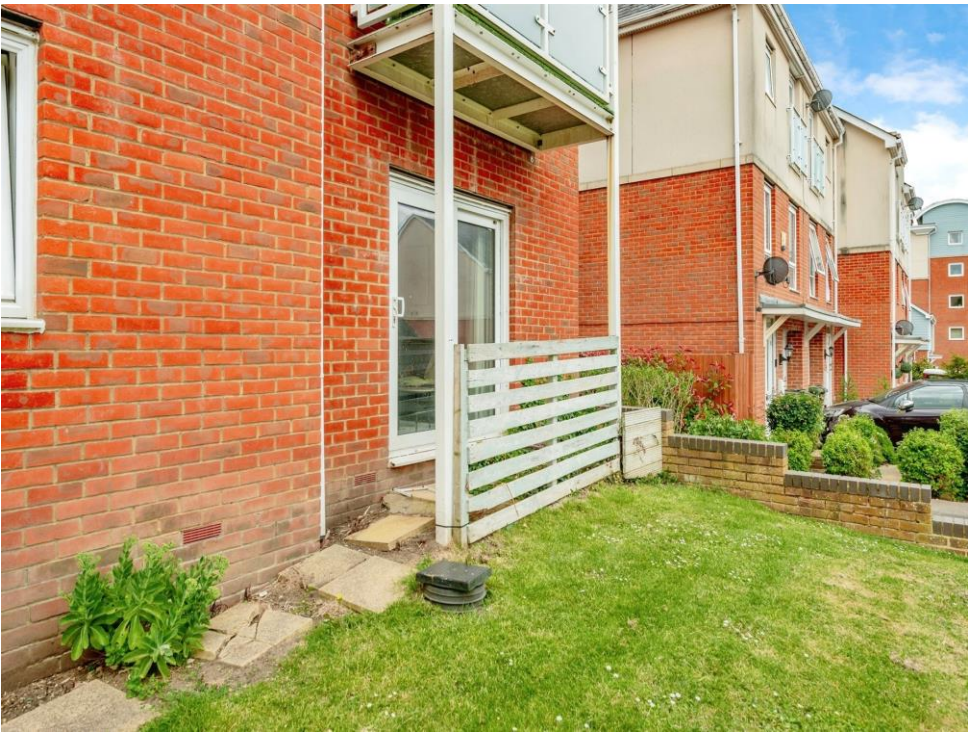
8' 11" x 5' 8" (2.72m x 1.73m)

Outside

One Allocated Parking Space

Communal Grounds & Gardens









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.focalagent.com

To view this property please contact Connells on

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43 Station Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407680

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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