



FLAT 17 FUSION, 140 STATION ROAD, REDHILL, SURREY, RH1 1ET
GUIDE PRICE £300,000
LEASEHOLD

Superb 2nd floor apartment, with allocated parking and a balcony, in a desirable gated development close to Redhill town centre.

Fusion is a quality, modern apartment building, constructed by Halbren Homes in 2004. The property comes with the benefit of a 978 year lease.

Only a stones throw from Redhill's busy town centre, this apartment is perfect for those that value convenience and the excellent transport links on offer.

Through the front door there is a long hallway, with a wall mounted entry phone system, a boiler cupboard and a well appointed family bathroom. The living space is a bright area, with a Juliet balcony and double doors to a good size fitted kitchen, complete with integrated appliances. Both bedrooms will accommodate a double bed, and have fitted wardrobes, with the principal bedroom benefitting from an en-suite shower room and a balcony, perfect for that morning coffee.

To the rear of the building there is a secure parking area, with remote access, where you have an allocated parking space.

Redhill town centre is a few minutes away on foot, and offers a great range of shops, both on the high street and within the Belfry centre. In addition there is a weekly market in the main square, a multi screen cinema complex, some excellent restaurants and pubs, as well as some of the best commuter links into central London, Gatwick airport and out to both Guilford and Tonbridge.

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|------------------------------|----------------------------------|
| ■ GATED DEVELOPMENT | ■ LONG LEASE |
| ■ TWO DOUBLE BEDROOMS | ■ BATHROOM & EN-SUITE |
| ■ BALCONY | ■ SEPARATE KITCHEN |
| ■ ALLOCATED PARKING | ■ CONVENIENT LOCATION |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

COMMUNAL ENTRANCE

SECOND FLOOR

ENTRANCE HALL

LOUNGE

10'10" x 21'0" (3.30m x 6.40m)

KITCHEN

10'10" x 10'0" (3.30m x 3.05m)

BEDROOM ONE

11'10" x 12'5" (3.61m x 3.78m)

EN-SUITE SHOWER ROOM

5'2" x 7'4" (1.57m x 2.24m)

BALCONY

6'0" x 6'0" (1.83m x 1.83m)

BEDROOM TWO

8'3" x 11'5" (2.51m x 3.48m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

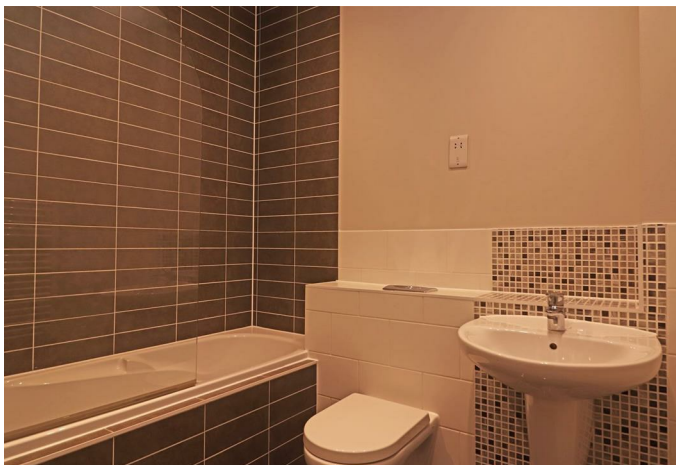
COMMUNAL GARDENS

LEASE TERM: 1ST JAN 2005 TO 1ST JAN 3004

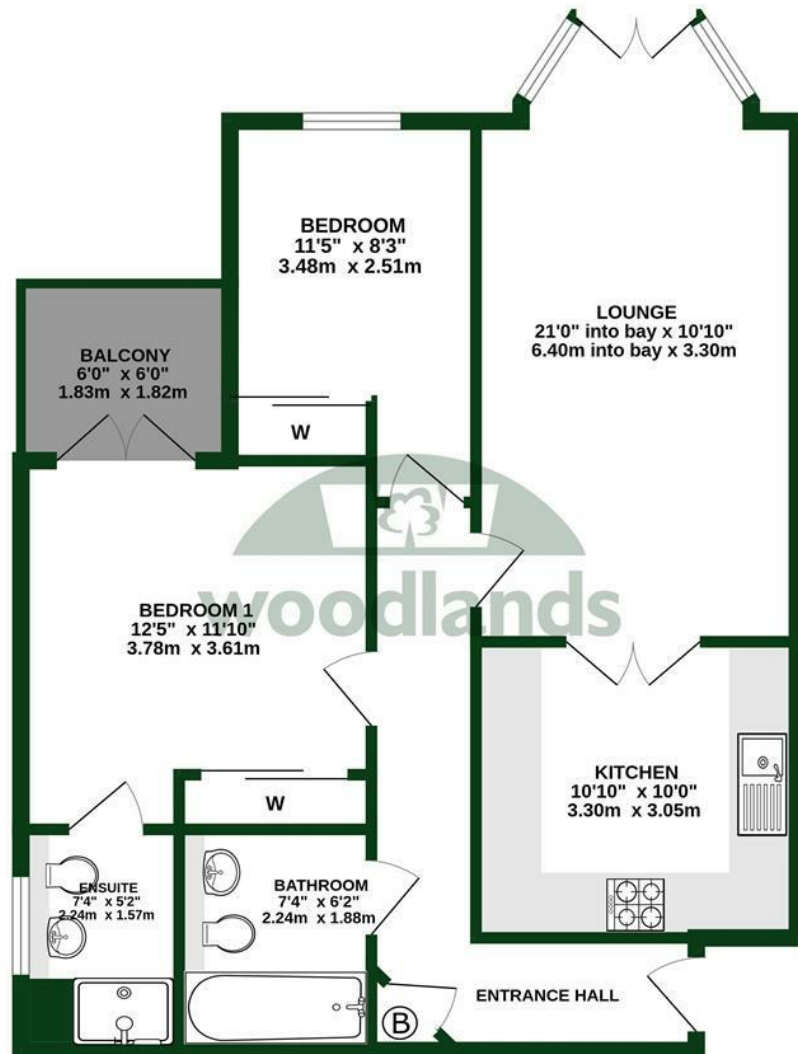
LEASE LENGTH: 978 YEARS

SERVICE CHARGE: £156 PER MONTH

GROUND RENT: NONE PAYABLE



SECOND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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	80	82
(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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