



Connells

Nobel House Queensway  
Redhill



Experience elevated living in this top-floor, two-double-bedroom apartment which has been designed for those who value style, convenience and an effortless modern way of life.

From the moment you step inside, the sense of space and light is undeniable. The hallway offers excellent practicality with a dedicated utility/store cupboard ensuring everyday essentials are tucked away.

The open-plan living and dining area creates an elegant social hub, flowing seamlessly into the fitted kitchen complete with integrated appliances-ideal for relaxed evenings in, weekend hosting, or simply enjoying the everyday comforts of contemporary design. Expansive glazing draws in natural light and showcases panoramic views across Redhill and beyond, enhancing the premium feel of every room.

The luxurious principal bedroom benefits from its own en-suite shower room, while the second double bedroom enjoys easy access to the main bathroom - perfect for guests, sharers or a home working space.

Life at Nobel House offers more than just a home. Residents can unwind in the elevated first-floor roof garden, enjoy the convenience of a secure under croft allocated parking space, and appreciate the ease provided by two passenger lifts serving every floor.

Set within the vibrant town centre, this outstanding property places cafes, restaurants and everyday amenities right on your doorstep, with Redhill train station only a short stroll away-making commuting, socialising and leisure seamless.



**Entrance Hallway**

**Kitchen/Dining/Living Room**

20' 10" x 16' 6" Into kitchen area ( 6.35m x 5.03m Into kitchen area )

**Bedroom One**

16' 6" x 9' 6" ( 5.03m x 2.90m )

**En-Suite Shower Room**

6' x 4' 10" ( 1.83m x 1.47m )

**Bedroom Two**

12' 1" x 10' 2" ( 3.68m x 3.10m )

**Bathroom**

6' 11" x 6' 7" ( 2.11m x 2.01m )

**Outside**

**One Allocated Parking Space**

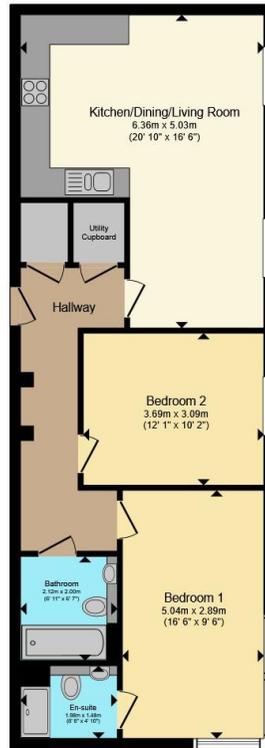
**Communal Roof Terrace**

Accessible from the first floor









Total floor area 73.0 m<sup>2</sup> (786 sq.ft.) approx

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To view this property please contact Connells on

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43 Station Road  
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EPC Rating: C Council Tax Band: C

Service Charge: 2426.00

Ground Rent: 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED407628](http://connells.co.uk/Property/RED407628)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2011. 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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Property Ref: RED407628 - 0002