



Rossenhallas Nutfield Road, REDHILL RH1 4BA

welcome to

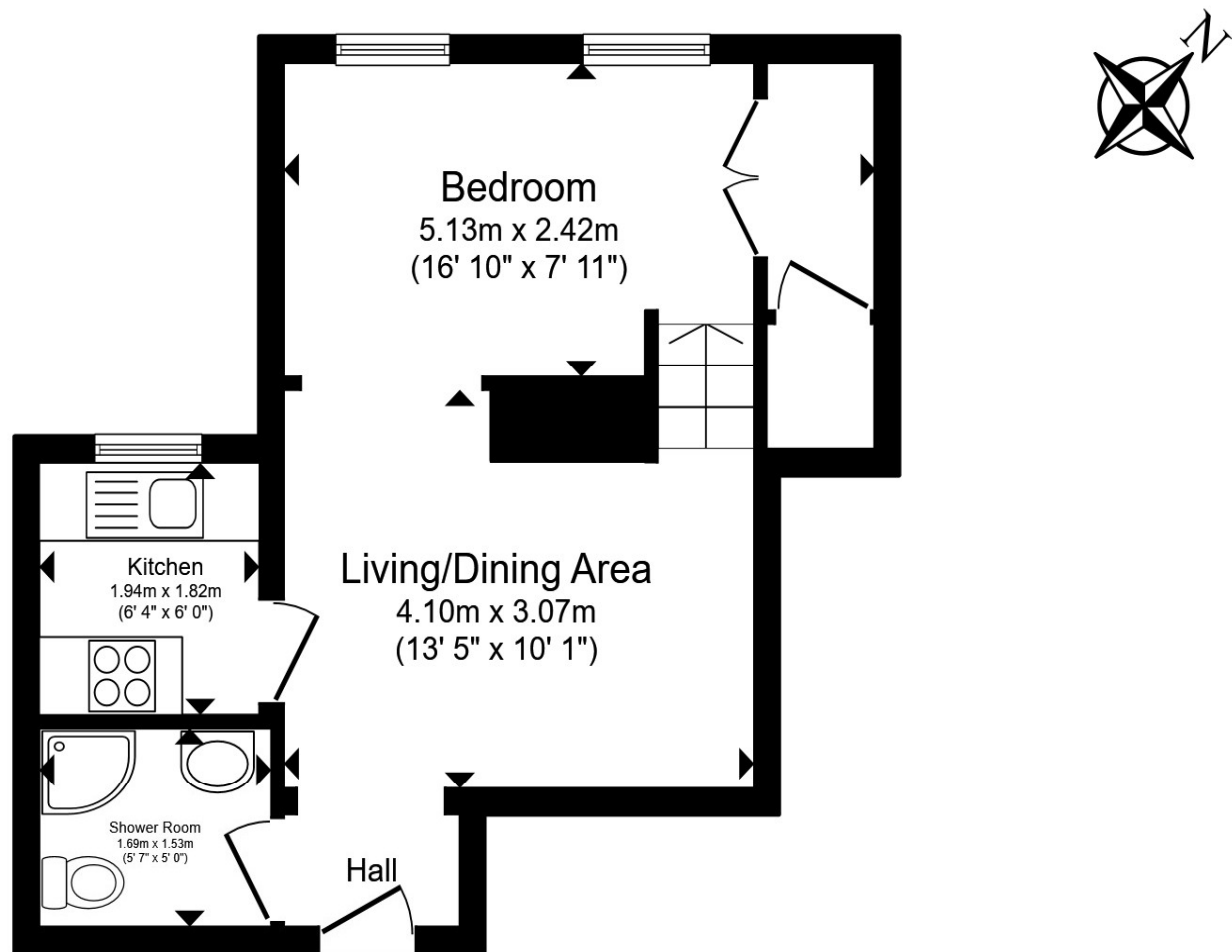
Rossenhallas Nutfield Road, REDHILL

Located in a lovely character building is this one double bedroom ground floor apartment with SHARE OF FREEHOLD! The home is perfect for any first time buyers. Benefits include entry phone system, reception room, kitchen, shower room and bedroom over looking the communal grounds.

Easy commuting for London, Brighton and Gatwick as Redhill Station is less than 1 mile away.

Nutfield Priory with its health club and leisure facilities and Priory Farm with its garden centre and farm shop are both nearby. Further afield the local towns of Reigate, Oxted, Redhill and Caterham all offer a wider range of facilities including a choice of supermarkets, shopping and sports centres. There are a number of well-regarded schools locally including The Hawthornes, Caterham and Woldingham and Reigate Grammar to name but a few. Communications are excellent with Redhill station under a mile away.





Total floor area 33.4 m² (360 sq.ft.) approx

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.propertybox.io

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- Ground floor
- Allocated Parking
- Visitor Parking
- Share of Freehold
- Close to Redhill train station

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103932



Property Ref:
RDH103932 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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