



**FLAT 4, 27 UPPER BRIDGE ROAD, REDHILL, SURREY, RH1 6DE**  
**OFFERS OVER £140,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

Great investment potential, yielding up to 8.5%, based on £1000 per month rent.

Located in a desirable spot, close to Redhill town and benefitting from lovely views, this well presented studio apartment is superb value.

Forming part of an attractive Edwardian building, and benefitting from a 952 year lease, this property would make a superb first step onto the property ladder.

There are well tended communal hallways with a telephone entry system, as well as a communal storage area and a great garden area.

Through the front door there is a bright studio room, with high ceilings and large bay window. In addition there is a clever, fitted folding bed system (also known as a Murphy bed), which gives the main space a very versatile feel. An inner lobby has a built in wardrobe and a doorway through to a shower room, and there is a separate kitchen area with a sash window to the front.

Parking is available on the street itself, without permit restrictions. To the rear, there is a shared garden area, which in practice is mainly used by the flat.

At the top of the road you will find Redhill Common, which is a beautiful space and has an amazing, elevated viewing area where you can see all the way to the South Downs. You are also just around the corner from the highly popular Deli on the Hill, which has a great selection of freshly prepared foods and coffee. Also within walking distance is Donyngs Leisure Centre which has a gym and swimming pool.

Redhill town centre can be found less than half a mile away, giving you easy access to a great range of shops, a weekly market in the main square, a modern, multi screen cinema complex and outstanding rail links to central London, Gatwick, Guildford and Tonbridge.

- |                              |                             |
|------------------------------|-----------------------------|
| ■ <b>STUDIO APARTMENT</b>    | ■ <b>GREAT LOCATION</b>     |
| ■ <b>ELEVATED VIEWS</b>      | ■ <b>SHARE OF FREEHOLD</b>  |
| ■ <b>SUPERB VALUE</b>        | ■ <b>CHARACTER PROPERTY</b> |
| ■ <b>WELL KEPT GARDENS</b>   | ■ <b>CLOSE TO TOWN</b>      |
| ■ <b>COUNCIL TAX BAND: A</b> | ■ <b>EPC RATING: D</b>      |





#### **ROOM DIMENSIONS:**

**COMMUNAL ENTRANCE**

**STAIRS TO FIRST FLOOR**

**FRONT DOOR TO:**

**LOUNGE/BEDROOM AREA**

11'9" x 15'0" into bay (3.58m x 4.57m into bay)

**KITCHEN**

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

**INNER HALL**

**SHOWER ROOM**

5'0" x 4'2" (1.52m x 1.27m)

**OUTSIDE**

**COMMUNAL GARDEN**

**GAS FIRED CENTRAL HEATING**

**DOUBLE GLAZED SASH WINDOWS**

**SHARE OF FREEHOLD**

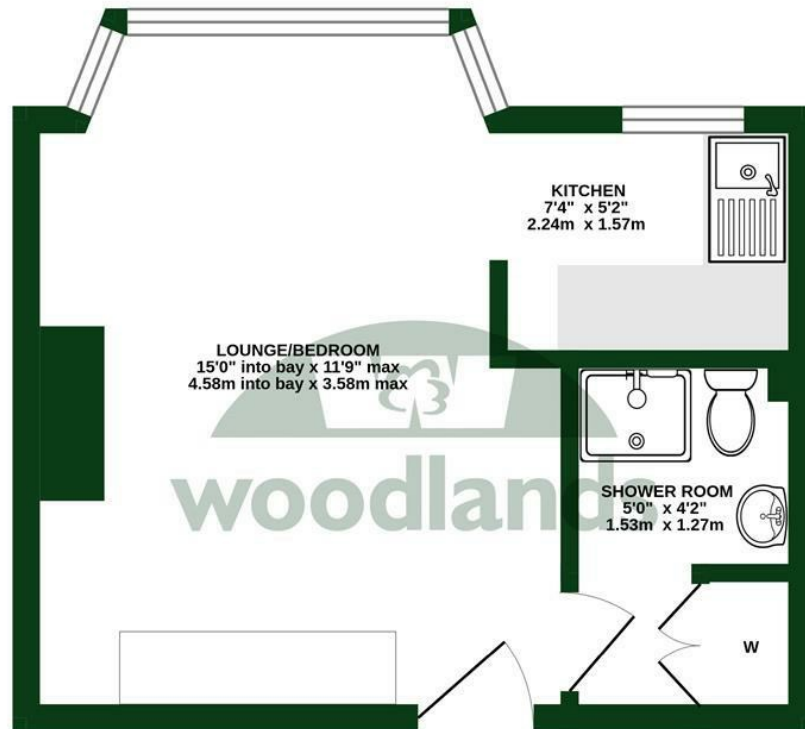
**YEARS REMAINING ON LEASE: 952**

**SERVICE CHARGE: £2,136 PER ANNUM (2026/27)**

**GROUND RENT: N/A**



**FIRST FLOOR**  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 228 sq.ft. (21.2 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

To view this property please call 01737 771777

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