





If you are looking for a change of lifestyle without compromising on your independence, security, reassurance should you need it, with assistance available on call, then this ground floor lifestyle retirement apartment will tick all the boxes and is a must see.

The convenience factor here is undeniable as you are within walking distance to the town centre which provides a wide range of shopping facilities.

As you enter the development you will notice the beautifully maintained communal gardens filled with flowers and shrubs.

Internally the room sizes internally are incredibly generous, and the apartment boasts ample storage options throughout which helps to maintain a clutter free environment.

The bright and airy living room offers access to a gated communal garden area which this apartment has exclusive use of, and it enjoys sunshine all day long and right through to dusk.

The kitchen is fitted with a range of matching wall and base units and provides ample work top space to prepare meals.

The two generous sized bedrooms allow space to move around, both benefit from built in wardrobe space and the second bedroom can be adaptable as to your needs.

To complete the internal accommodation a shower room boasts a large walk-in shower cubicle.

Further benefits include communal parking, a guest suite, laundry room and a communal lounge for all residents to make use of.

Come and see why so many people chose this lifestyle choice in this much sought after development.



## **Entrance Hallway**

## **Living & Dining Room**

17' 3" Max x 12' 11" Max ( 5.26m Max x 3.94m Max )

With a door opening to a gated communal garden

## **Kitchen**

9' 10" x 5' 10" ( 3.00m x 1.78m )

## **Bedroom One**

14' 1" Max x 9' 9" ( 4.29m Max x 2.97m )

## **Bedroom Two**

9' 9" x 8' 7" ( 2.97m x 2.62m )

## **Shower Room**

7' 2" Max x 5' 6" Max ( 2.18m Max x 1.68m Max )

## **Communal Areas Include:**

Residents Lounge

Laundry Room

Residents Lounge

Guest Suite

Communal Gardens

Residents & Visitor Parking









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01737 774 277**  
**E [redhill@connells.co.uk](mailto:redhill@connells.co.uk)**

43 Station Road  
 REDHILL RH1 1QH

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 4378.06

Ground Rent:  
 632.60

Tenure: Leasehold

**[view this property online connells.co.uk/Property/RED408168](http://www.connells.co.uk/Property/RED408168)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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