



Connells

Claremont House London Road
Redhill



Fall in love with this must see, ready-to-live-in, light and airy converted ground floor apartment which is situated on the fringes of central Redhill. Within walking distance from the mainline station, the bustling town centre, and Redhill's Memorial Park, you will find that this apartment would be perfect for any first-time buyers, commuters or buy to let investors.

As you stroll up outside the property, your eyes will be rewarded with a stunning looking building with a timeless appeal. Internally the apartment benefits from plenty of natural daylight that shines through quaint sash windows.

The open plan living space incorporates a fitted kitchen which has been fitted with plenty of storage units into which appliances are integrated along with ample work top space and even space for a table and chairs.

The fireplace still sits in the heart of the property and is in open working order, adding warmth and creating a cosy ambience.

The double bedroom also has built in storage for added convenience and showcases a beautiful feature fireplace along with ample floor space for free placement of furniture.

The bathroom has been cleverly configured as the bath has been fitted into a recess area which also doubles as a cubicle with the shower over.

Lastly, the bonus of having your own off road parking space in such a central location absolutely confirms why this apartment should be viewed to appreciate all its qualities.



Entrance Hallway

Kitchen/Dining & Living Area

15' 3" x 12' 2" Max (4.65m x 3.71m Max)

Double Bedroom

11' 7" Max x 10' 9" Pus wardrobes (3.53m Max x 3.28m Pus wardrobes)

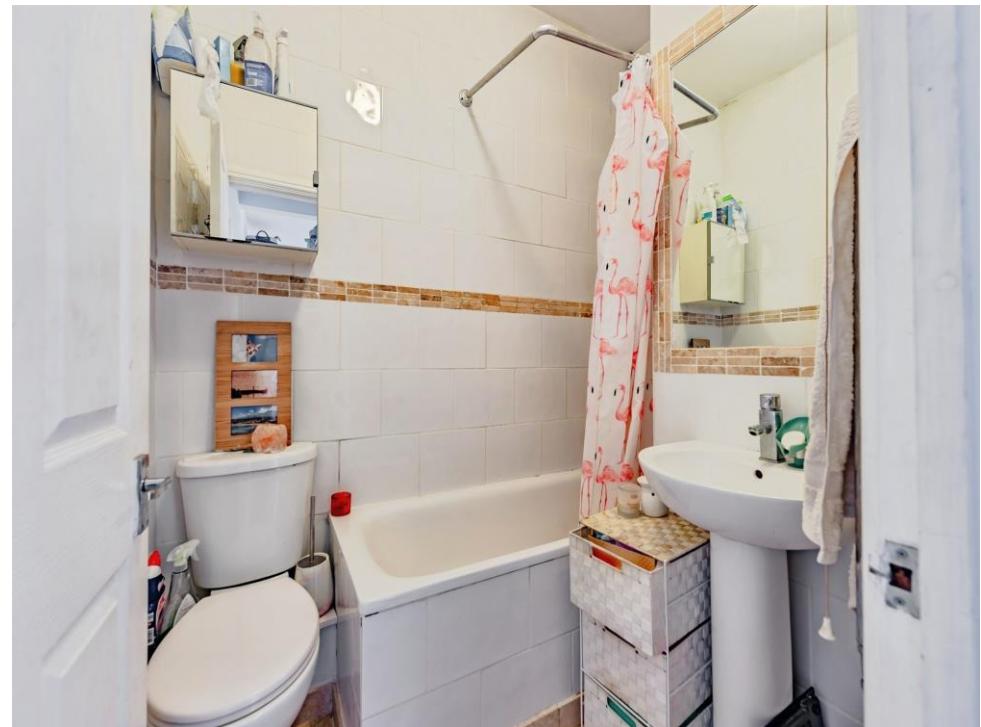
Bathroom

7' 2" Into recess x 5' 9" (2.18m Into recess x 1.75m)

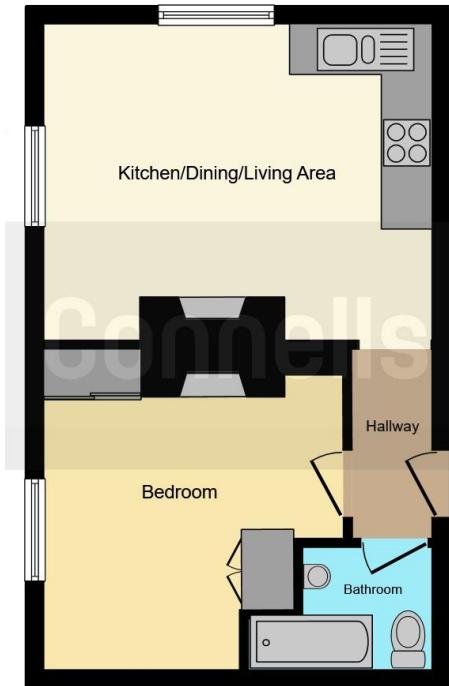
Outside

One Allocated Parking Space









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

To view this property please contact Connells on

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43 Station Road
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EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 200.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/RED407547](http://www.connells.co.uk/Property/RED407547)

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Mar 2012. 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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