



**Connells**

Woodlands Road  
Redhill



A delightful, converted apartment positioned to the rear of an attractive detached character building, occupying a desirable ground floor setting that offers a wonderful degree of privacy, making it ideal for first-time buyers, downsizers, or those seeking a peaceful retreat.

Accessed via its own private front door, the property opens into a welcoming porch area, ideal for storing coats and shoes.

Beyond this you'll find a bright and neutrally decorated living/dining room, offering plenty of space for both relaxation and entertaining.

The separate kitchen is well-equipped with matching wall and base units, a neutral-toned worktop and space for essential appliances.

The double bedroom is a spacious and calming room, easily accommodating a range of bedroom furniture, while the bathroom includes a full-size bath with an overhead shower, basin, and W.C - all finished in a clean modern style.

One of the standout features of this apartment is its exclusive use of a communal patio area located directly outside the front entrance. This outdoor space is perfect for morning coffee, alfresco dining or simply enjoying the outdoors in peace.

Externally the apartment also benefits from residents parking.

Perfectly positioned in a sought-after location, within easy reach of both Earlswood and Redhill train stations, and several convenience stores, including the popular Holborns, renowned for its fresh produce, groceries, pastries, and coffee.



**Entrance Porch**

**Open Plan Living & Dining Room**

14' 8" x 13' 2" ( 4.47m x 4.01m )

**Kitchen**

9' 6" x 6' 11" ( 2.90m x 2.11m )

**Double Bedroom**

12' 1" Max x 9' 11" ( 3.68m Max x 3.02m )

**Bathroom**

6' 8" x 5' 6" ( 2.03m x 1.68m )

**Outside**

**Communal Patio Area**

Exclusive use of

**Residents Parking Area**





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: D  
 Council Tax  
 Band: B

Service Charge: 690.00  
 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED406958](http://connells.co.uk/Property/RED406958)**

This is a Leasehold property with details as follows; Term of Lease 159 years from 24 Jun 2019. 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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