



NEW LISTING

GUIDE PRICE: £210,000

Stirling House

Garlands Road, Redhill, RH1 6PR

**lewis
white**

A beautifully presented, west-facing first-floor apartment, ideally situated in the heart of central Redhill. The property offers a bright and welcoming open-plan sitting/dining room, a fitted kitchen, bathroom with a white suite and a generously sized double bedroom with excellent fitted wardrobes. Outside, residents benefit from visitor parking, while the property also comes with the valuable addition of a single garage. An excellent opportunity for first-time buyers, investors or those seeking convenient town-centre living.

Lease 118 years, service charge including ground rent £1,500 per annum, council tax band C. EPC C.



Location

- Located in Redhill, RH1 6PR, within close proximity to Redhill Rail Station (approximately 0.4 miles), providing direct rail links to London and other destinations.
- Nearby motorway junctions include M25 J8 (2.01 miles), M25 J7 (2.7 miles), and M23 J8 (2.73 miles), facilitating road access.
- Gatwick Airport is approximately 5.5 miles away, offering international flight connections.
- Bus stops on Brook Road, Wilton Road, and Woodlands Road are within walking distance, supporting local public transport options.

FEATURES

- Flat situated on the first floor of Stirling House, built in 1983/1990.
- One bedroom and one bathroom, with a total floor space of appx. 508 sq ft.
- Leasehold tenure with 118 years remaining; the property features fully triple-glazed windows and electric room heaters.
- Energy Performance Certificate (EPC) rated C, with potential to improve to B.

ACCOMMODATION

HALLWAY. With entry-phone system and 2 storage cupboards.

SITTING/ DINING ROOM. Bright, spacious open plan room with ample space to dine and relax.

KITCHEN. With electric oven and hob.

BEDROOM. Spacious and bright double bedroom with fitted wardrobes.

BATHROOM. White suite which has been updated.

Council Tax Band C, EPC: C.

SERVICE CHARGE AND GROUND RENT £1,500 PER ANNUM.

LEASE 118 YEARS.



THYME COTTAGE, LITTLE COMMON LANE BLETCHINGLEY, SURREY, RH1 4QG

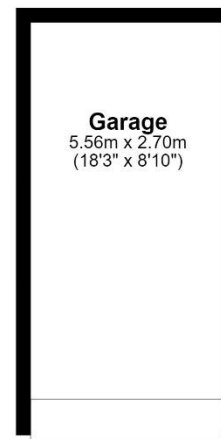
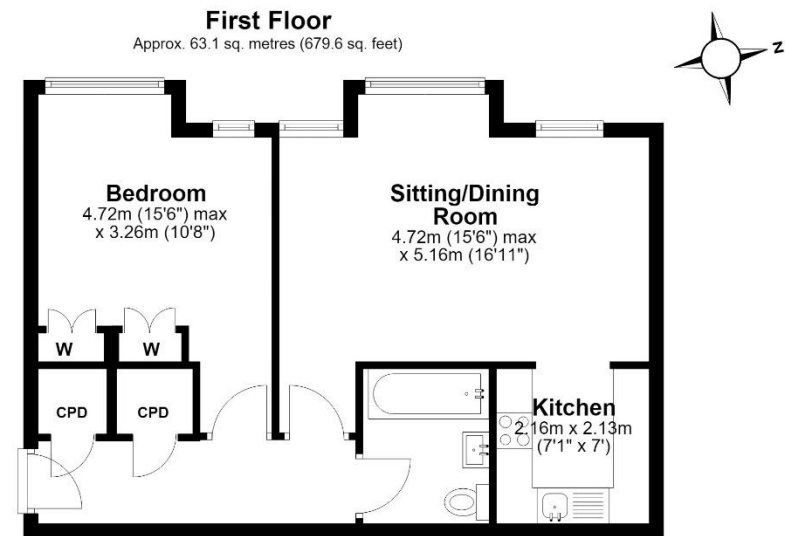
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Approximate area: 508 square feet excluding garage.

Local Authorities: Reigate and Banstead Council

Council tax band: c

EPC: c



Total area: approx. 63.1 sq. metres (679.6 sq. feet)



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