



Connells

Squirrels Green Station Road
Redhill



Situated on the second floor of a well-maintained purpose-built development, this beautifully presented apartment offers a bright and airy living space in a highly sought-after central location.

With well-proportioned rooms, and convenient access to Redhill train station, the town centre which offers a wide range of shops, cafes and essential amenities, this property is ideal for professionals or first-time buyers.

Upon entering, a welcoming hallway leads to a spacious reception room, bathed in natural light, providing a comfortable setting for both relaxation and entertaining. The room offers ample space for a dining area, making it perfect for hosting guests or enjoying meals with family.

The modern kitchen is well-appointed with ample storage units, work top space for meal preparation and a fitted breakfast bar for casual dining.

An inner hallway provides access to the two generously sized double bedrooms, both offering plenty of space for furniture. The largest bedroom further benefits from a built-in wardrobe, ensuring excellent storage solutions. The contemporary bathroom is tastefully finished, featuring a bathtub with an overhead shower, a washbasin, and a WC.

Externally, the development boasts well-maintained communal grounds, adding to the overall appeal of the property. There is also the added benefit of garage en bloc, providing secure storage or parking, along with additional residents' parking for added convenience.



Entrance Hallway

Living & Dining Room

15' 4" x 11' 10" (4.67m x 3.61m)

Kitchen

11' 10" x 7' 11" (3.61m x 2.41m)

Inner Hallway

Bedroom One

12' 4" Plus wardrobe x 9' 10" (3.76m Plus wardrobe x 3.00m)

Bedroom Two

10' 2" x 7' 11" (3.10m x 2.41m)

Bathroom

6' 8" Max x 5' 5" (2.03m Max x 1.65m)

Outside

Garage-En-Bloc

Communal Gardens









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
 REDHILL RH1 1QH

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 2200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407866

This is a Leasehold property with details as follows; Term of Lease 168 years from 24 Jul 2017. 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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