



Connells

Nobel House Queensway
Redhill



A well-appointed top floor apartment situated within Nobel House, a contemporary development ideally positioned in the heart of Redhill moments from the train station, making it an excellent choice for commuters, while a wide range of shops, cafés, and everyday amenities are all within easy reach.

The apartment is accessed via a smart communal entrance lobby, where two passenger lifts serve all floors of the building, offering convenience and ease of access to the top floor.

Stepping into the apartment, you are welcomed by a hallway that features a practical utility and storage cupboard. The hallway flows through to a bright and spacious open plan living area, designed to offer both comfort and functionality.

The contemporary kitchen is well equipped with a range of high gloss units, generous worktop space, and a suite of integrated appliances, ensuring a sleek and cohesive finish.

There are two comfortable double bedrooms, each with ample space for freestanding or fitted furniture. The primary bedroom benefits from an en-suite shower room, while the second bedroom is served by a main bathroom.

Residents of Nobel House also enjoy access to a communal rooftop garden, situated on the first floor of the development. This elevated outdoor space provides attractive planting and seating areas.

The apartment also comes with a secure undercroft parking space, located beneath the building and accessed via a gated entry system, offering peace of mind and protection.



Entrance Hallway

Living & Dining Area

23' 2" Into kitchen area x 11' (7.06m Into kitchen area x 3.35m)

Kitchen

Bedroom One

16' 1" x 9' 2" Max (4.90m x 2.79m Max)

En-Suite Shower Room

6' 5" Into shower cubicle x 4' 3" Max (1.96m Into shower cubicle x 1.30m Max)

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

Outside

One Allocated Parking Space

Communal Roof Terrace

Accessible from the first floor









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: C Council Tax
 Band: C

Service Charge:
 2290.63

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408037

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2011. 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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