



**FLAT 23 CROMWELL PLACE, 144-146 STATION ROAD, REDHILL,
SURREY, RH1 1EX**

£245,000

LEASEHOLD - SHARE OF FREEHOLD

First floor, two bedroom apartment in a superbly central location, offered for sale with the benefit of no ongoing chain.

Cromwell Place is a 1990's built complex, that benefits from off road parking to the rear, a real perk for such a centrally located property.

Through the front door there is an entrance hall with built in storage and an airing cupboard. There is a lounge/dining room, separate kitchen, with a double glazed window to the side. There is a bathroom and then you have two double bedrooms at the rear, the largest of which having the benefit of fitted wardrobes. The property is double glazed, has electric heating and has a share of the freehold, with 91 years remaining on the lease.

Outside there are communal gardens, a bin store and residents parking to the rear.

Redhill town centre is a short walk from the property, and offers a wide range of shops and amenities, including a weekly local market, a multi screen cinema complex, 24 hour gym, Sainsburys superstore and some great bars and restaurants. In addition, Redhill has excellent commuter links, including fast, direct trains to central London, Guildford, Reading and Tonbridge.

- FIRST FLOOR APARTMENT
- NO CHAIN
- LOUNGE/DINING ROOM
- DOUBLE GLAZED
- COUNCIL TAX BAND: C
- CENTRAL LOCATION
- ALLOCATED PARKING
- TWO BEDROOMS
- ELECTRIC HEATING
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

16'10 x 3'4 (5.13m x 1.02m)

LOUNGE/DINING ROOM

15'2 x 13'6 (4.62m x 4.11m)

KITCHEN

8'10 x 7'3 (2.69m x 2.21m)

BEDROOM ONE

12'11 x 8'6 (3.94m x 2.59m)

BEDROOM TWO

10'7 x 9'3 (3.23m x 2.82m)

BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

ALLOCATED PARKING

SHARE OF FREEHOLD

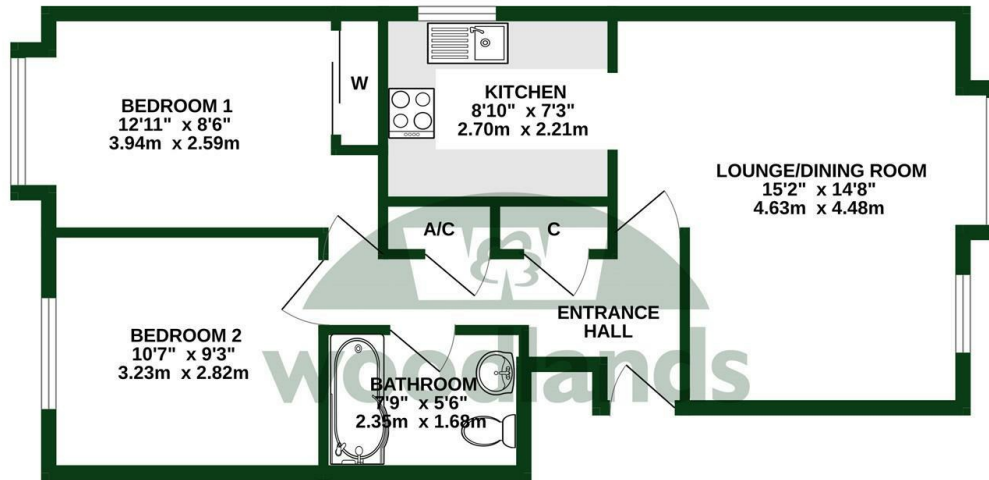
YEARS REMAINING ON LEASE: 91

GROUND RENT: £0

SERVICE CHARGES: £1,187.89 PER ANNUM



FIRST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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