



Canalside, Redhill, RH1 2FW.

welcome to **Canalside, Redhill**

This stunning top-floor penthouse apartment is in the beautiful Watercolour Development. A modern waterside development located next to an area of outstanding natural beauty.

Water colour is a popular modern development created for families, young couples, and downsizers. There is a Tesco's, large pharmacy, and a vet within the complex. Why Water Colour, well you are located next to two large bodies of water that have an abundance of places to walk and enjoy the great outdoors. Popular with families and dog walkers alike.

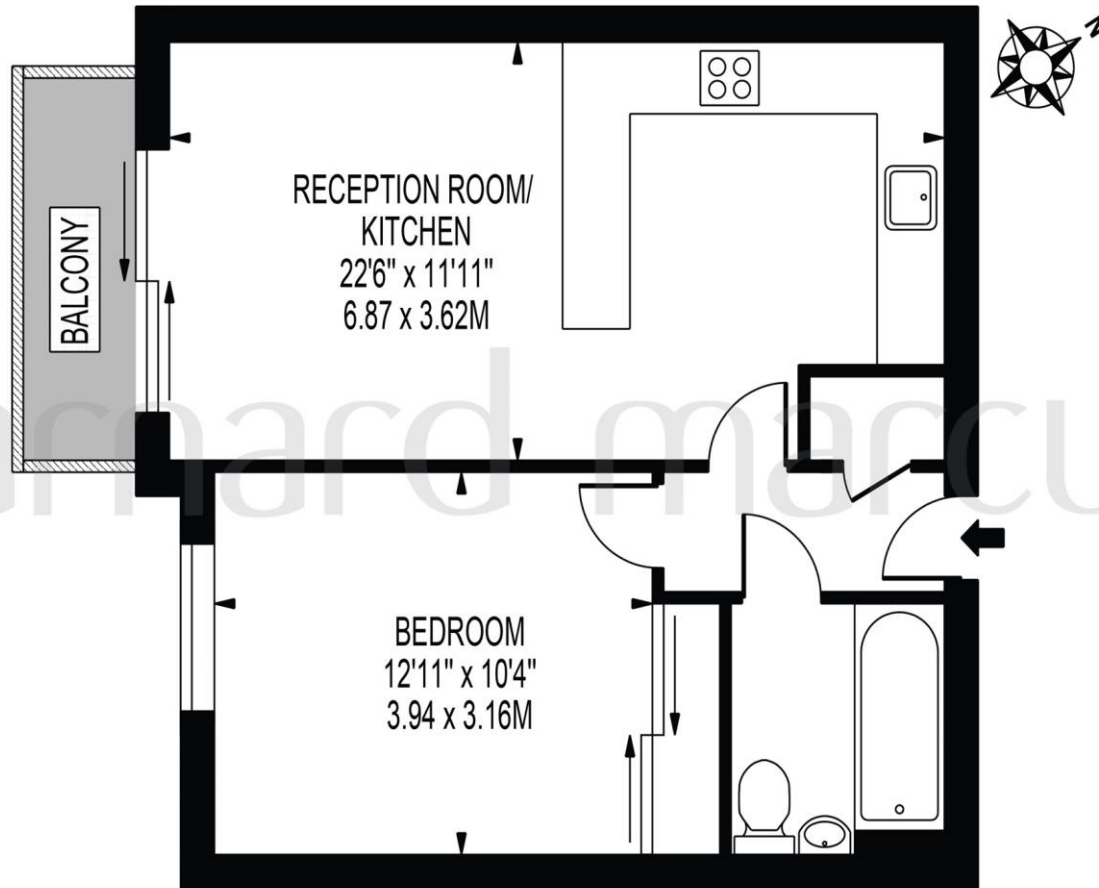
This apartment has an unusual feature a two-storey ceiling height giving you a stunning design feature. The main reception space is all open plan allowing you to truly enjoy the space when entertaining friends and family. The balcony looks towards the setting sun across the Canalside promenade.

With Redhill town centre, Redhill & Merstham mainline railway stations being within a brief walk this is the perfect place to relax after a long day in city.



CANALSIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 489 SQ FT - 45.44 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Canalside, Redhill

- Stunning Top-floor Penthouse apartment.
- Allocated parking plus visitors parking.
- Large double height ceiling lounge/dining/kitchen area.
- Balcony with views facing West.
- Large bedroom ideal for couples.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 275.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000 - £250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103912



Property Ref:
RDH103912 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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