



Connells

Canalside
Redhill



This beautifully presented two double bedroom second-floor apartment combines modern design, generous proportions and a wonderful sense of community living.

From the moment you step inside, the property exudes a feeling of space and light. The entrance hall provides access to all rooms and includes useful storage, while the heart of the home is undoubtedly the open-plan living and dining area. With a large window and doors that open onto both a private balcony and a Juliet balcony, the space feels bright and airy throughout the day - perfect for relaxed mornings, working from home, or hosting family and friends. The private balcony provides a lovely outdoor retreat.

The kitchen area has been designed with a range of modern fitted units, integrated appliances and ample workspace. Its open layout makes it easy to stay connected with the living space, allowing for seamless entertaining and day-to-day convenience alike.

The principal bedroom benefits from an en-suite shower room, offering a touch of luxury and privacy. The second bedroom provides flexibility and is served by a well-appointed family bathroom fitted with a modern white suite.

Residents of Watercolour enjoy beautifully maintained communal grounds designed around a series of tranquil lagoons. Walking paths wind through the development, encouraging an active outdoor lifestyle. You'll also find an array of everyday conveniences - including a Tesco supermarket, pharmacy, medical centre and veterinary practice.



Entrance Hallway

Kitchen/Dining/Living Room

23' 3" x 12' 6" (7.09m x 3.81m)

With doors opening to a:

Balcony & Juliet Balcony

Bedroom One

15' 2" Max x 9' 9" (4.62m Max x 2.97m)

En-Suite Shower Room

7' x 5' 6" (2.13m x 1.68m)

Bedroom Two

12' 11" x 9' 3" (3.94m x 2.82m)

Bathroom

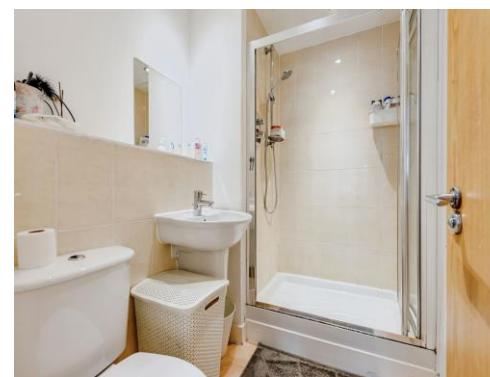
7' 1" x 5' 7" (2.16m x 1.70m)

Outside

One Allocated Parking

Visitor Parking Spaces

Communal Grounds & 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
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EPC Rating: B
 Council Tax
 Band: D

Service Charge:
 1856.00

Ground Rent:
 250.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/RED408468](http://www.connells.co.uk/Property/RED408468)

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.

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