



FLAT 23 ROMANBY COURT MILL STREET, REDHILL, SURREY, RH1 6PA

**£240,000
LEASEHOLD**

Top floor apartment with views over Redhill Common, benefitting from no chain and an allocated parking space.

Romanby Court is a popular, well maintained development situated opposite Redhill Common and just around the corner from local shops and a great community pub.

Up the external communal steps to the top floor, you will find the private front door to the apartment. Through the door there is an entrance hall that has a built in storage cupboard and an airing cupboard. There is a large, dual aspect living space that has windows to the east and south, making for a bright reception room. You have a separate fitted kitchen, with a double glazed window to the front, a double bedroom and a modern bathroom.

Within the development there are a number of communal garden spaces, and the property benefits from an allocated parking space, as well as there being visitor parking spaces.

Just down the road you have the Garibaldi Pub, which is a much loved and community owned establishment. At the foot of Mill Street there is a handy convenience store in Garlands Road, and heading the other way and down Linkfield Street, you'll discover Deli on the Hill, a great spot for good coffee and delicious snacks.

Redhill town centre can be found just over half a mile from Romanby Court, and offers a wide range of shops, a weekly local market, modern multi screen cinema complex and excellent transport links, including direct trains to central London in as little as 29 minutes.

- **TOP FLOOR APARTMENT**
- **LOUNGE/DINING ROOM**
- **DOUBLE BEDROOM**
- **ALLOCATED PARKING SPACE**
- **COUNCIL TAX BAND: D**
- **NO CHAIN**
- **LARGE KITCHEN**
- **MODERN BATHROOM**
- **SOUGHT AFTER LOCATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

9'8 x 9'6 (2.95m x 2.90m)

LOUNGE/DINING ROOM

20'2 x 11'3 (6.15m x 3.43m)

KITCHEN

12'0 x 8'3 (3.66m x 2.51m)

DOUBLE BEDROOM

11'4 x 10'7 (3.45m x 3.23m)

BATHROOM

6'5 x 6'2 (1.96m x 1.88m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING SPACE

VISITOR PARKING

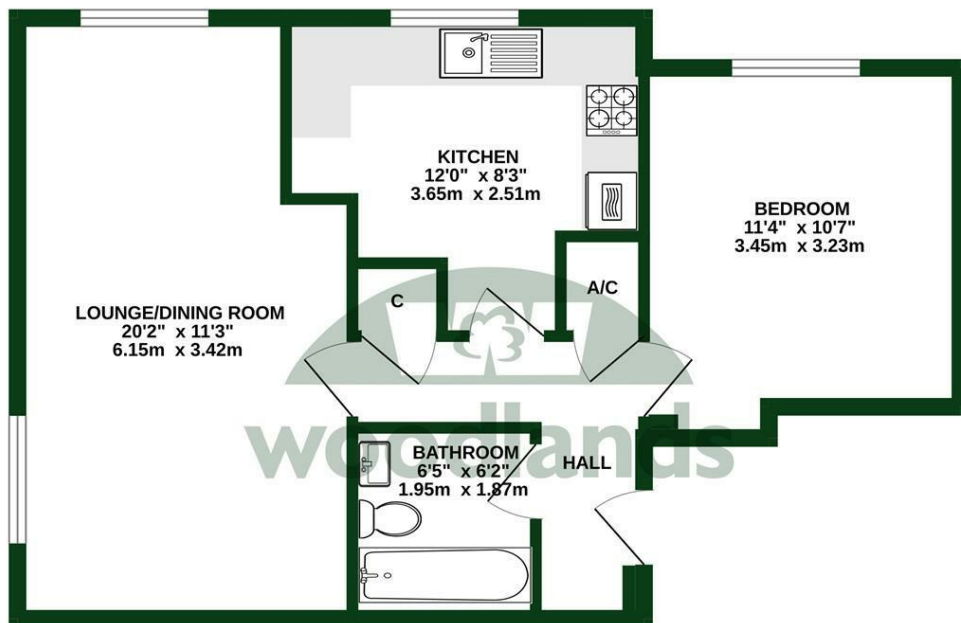
YEARS REMAINING ON LEASE: 89

GROUND RENT: £160 PER ANNUM

SERVICE CHARGES: £2,118.86 PER ANNUM



TOP FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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		
(69-80) C	71	78
(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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