



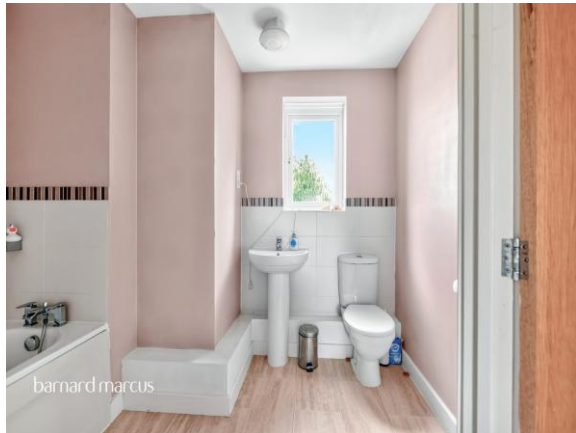
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Nutfield Court Goodworth Road, Redhill RH1 1TE

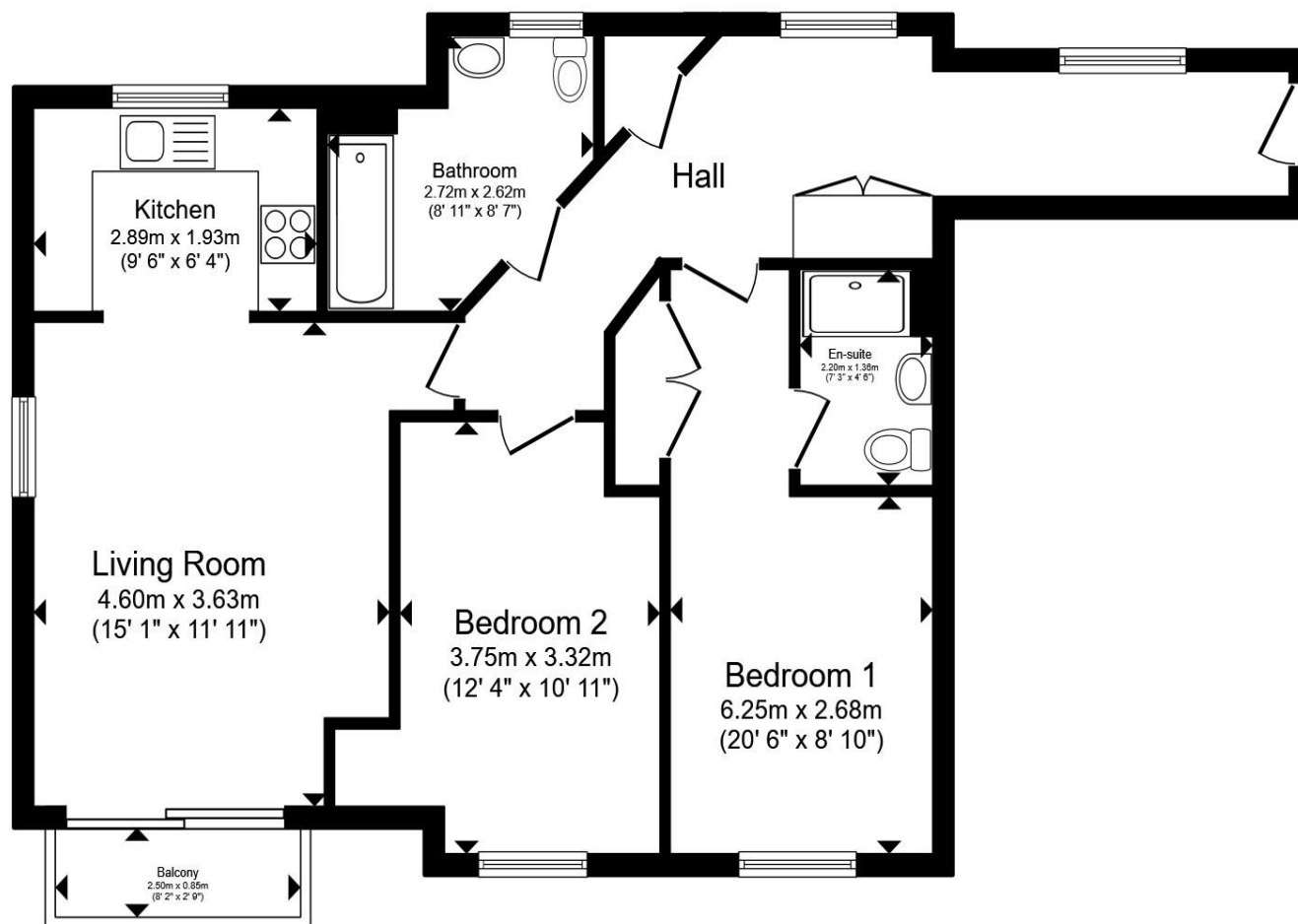
Welcome to **Nutfield Court Goodworth Road, Redhill**

This fabulous two double bedroom, two-bathroom apartment is on a pretty development behind Redhill train station. The property comprises of large entrance hallway, two double bedrooms with the master having an en-suite, reception room, kitchen, family bathroom, private balcony and built-in storage cupboards. The building has an entry phone system and one allocated parking space. Park25 is a highly attractive location with several nearby playgrounds, pretty lagoon, fountain and pond. There is a lovely community on the estate and a great sense of safety with barrier arm/card access which limits traffic.

If you enjoy countryside walks or bike rides, Mercers Country Park and Nutfield marshes are also close-by. Redhill train station is a short walk away and provides direct trains into London terminals in around 30 mins and out to Brighton in 40 minutes. There is a selection schools for any families. 'The Light' development in Redhill has brought a six-screen premium cinema offering a wide choice of films and events, a nine-lane bowling alley, mini golf, adventure climbing, a retro arcade, a diner and bar.



Agents Note



Total floor area 70.7 m² (761 sq.ft.) approx

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.propertybox.io

Welcome to

Nutfield Court Goodworth Road, Redhill

- Two double bedrooms
- Parking
- Private Balcony
- Short walk to Redhill train station
- En-suite to master bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 241.80

Ground Rent: Ask Agent

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.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH104044



Property Ref:
RDH104044 - 0007

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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