



**Connells**

The Kilns  
Redhill



Set within the well-regarded Watercolour development, this beautifully presented second-floor apartment offers an appealing blend of modern comfort and practical design. Residents of Watercolour benefit from a thoughtfully planned community environment, complete with its own Tesco Express supermarket, medical care facilities, pharmacy and a series of attractive lagoons and meandering footpaths.

Upon entering, you are welcomed into the hallway which features a deep storage/utility cupboard and a further dual storage cupboard, fitted with shelving - a highly sought-after feature in apartment living.

The heart of the home is the dual-aspect reception room, a superb living and dining space that enjoys an abundance of natural light throughout the day. Doors open directly onto a private wrap-around balcony, creating a seamless indoor-outdoor connection and enjoying a pleasant southerly aspect with calming green views.

Open plan to the reception space is a well-planned contemporary kitchen fitted with high-gloss white wall and base units, complemented by a contrasting work surface and a range of appliances.

The apartment provides two well-proportioned double bedrooms, each offering excellent space for wardrobes and additional furniture. The bathroom is finished with modern tiling and fitted with a classic white suite, creating a fresh environment for daily routines.

Additional benefits include an undercroft allocated parking space, ensuring convenient parking year-round.



## Entrance Hallway

## Kitchen/Dining/Living Room

20' 8" Into kitchen area x 13' ( 6.30m Into kitchen area x 3.96m )

With doors opening to a:

## Wrap Around Balcony

## Bedroom One

14' 11" x 10' 2" ( 4.55m x 3.10m )

## Bedroom Two

13' x 10' 2" ( 3.96m x 3.10m )

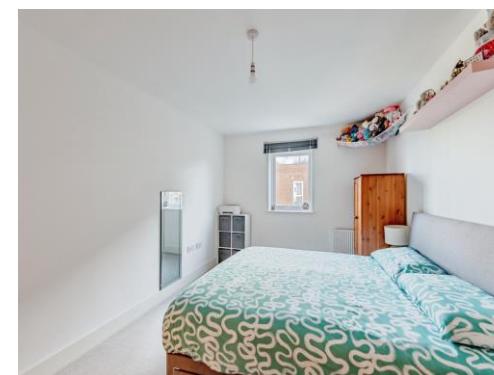
## Bathroom

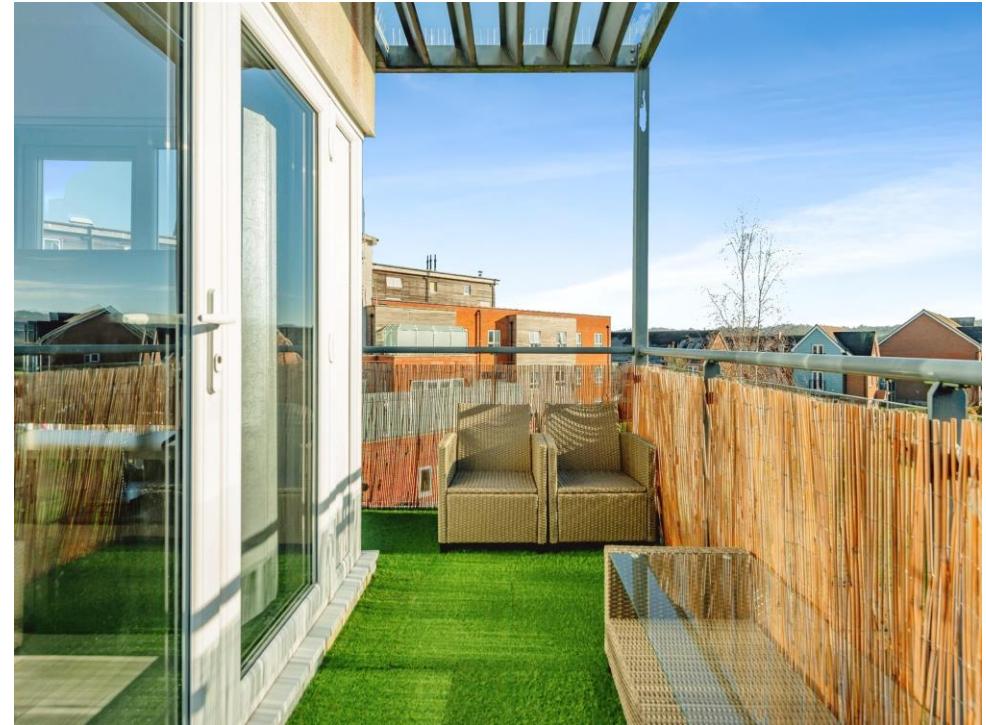
7' 2" x 6' 5" ( 2.18m x 1.96m )

## Outside

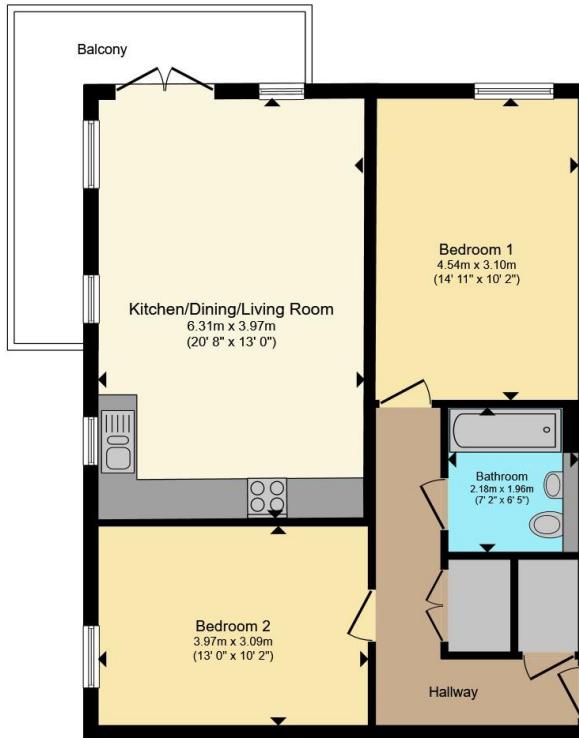
## Under Croft Allocated Parking

## Communal Gardens & Grounds









Total floor area 67.8 m<sup>2</sup> (729 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01737 774 277**  
**E [redhill@connells.co.uk](mailto:redhill@connells.co.uk)**

43 Station Road  
 REDHILL RH1 1QH

EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 1584.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED408529](http://connells.co.uk/Property/RED408529)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RED408529 - 0003