



Connells

Wesley Court Clarendon Road
Redhill



Located on the second floor within Wesley Court, a purpose-built development, this two-bedroom apartment offers a fantastic opportunity for those seeking convenient town centre living.

Positioned in the very heart of Redhill, the property enjoys immediate access to a variety of shops, cafes, restaurants, and other essential amenities, with the mainline train station and the picturesque Memorial Park just a short stroll away, ideal for commuters and those who enjoy town-centre living with green open spaces nearby.

Internally, the apartment provides a well-proportioned layout. The entrance hall leads to a reception room, offering plenty of space for both a comfortable lounge area and a dining table-perfect for relaxing or entertaining guests.

There is a fitted kitchen, complete with a range of storage cupboards and work top space, providing practicality and potential for modernisation to suit your own style.

Both bedrooms are double in size, making this property suitable for sharers or those in need of a guest room or home office.

The bathroom is neutrally presented and includes a three-piece suite with a bath and overhead shower.

Externally, residents benefit from parking facilities available through the property management at a reasonable rate, ensuring convenience without the premium cost typically associated with town centre living.



Entrance Hallway**Living & Dining Room**

15' 11" x 8' 5" (4.85m x 2.57m)

Kitchen

7' 8" x 4' 11" (2.34m x 1.50m)

Bedroom One

11' 9" x 8' 3" Max (3.58m x 2.51m Max)

Bedroom Two

13' Into door recess x 7' 11" (3.96m Into door recess x 2.41m)

Bathroom

6' x 5' 8" (1.83m x 1.73m)

Outside**Resident Parking**

Dedicated resident parking available through the property managers at a reasonable rate





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: E
 Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 600.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408161

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. 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.

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