

Kennedys'

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Flat 5 Lynwood Oaks, 50
London Road
Redhill
RH11LN

Kennedys' are delighted to offer a modern split level two bedroom penthouse split level apartment single parking space. The apartment is finished to a high specification and well positioned on the edge of Redhill town centre, ideal for an easy commute into London with one allocated parking space. Available Mid March 2025 and can be unfurnished or Part Furnished.

£1,800 Per Month



2

1



2



1

- Split level penthouse apartment
- Two modern bathrooms
- Gloss finish handleless kitchens
- Double glazed sash windows
- Available unfurnished or part furnished
- Two double bedrooms
- High specification throughout
- Grey wood effect flooring & carpets to bedrooms
- 1x Off road parking space
- Available Mid March





PROPERTY DESCRIPTION

We are delighted to offer this high quality converted apartment, which has been finished to a high specification throughout. Combining the charm and character of the buildings original era with a stylish finish that reflects the standards and lifestyle of modern living.

This two bedroom penthouse apartment is split over two floors. The kitchen is fitted with modern handleless gloss finished units, quartz worktops and an extractor hood over the induction hob. The penthouse is complimented with stylish grey wood effect flooring and carpeting to the two bedrooms. The principle suite is accompanied by en-suite but there is also a modern bathroom with a bath for the apartment. All windows are double glazed sash windows and there is also central heating by gas fired radiators; these are quality homes that are located on the edge of Redhill town center.

To the outside of the property there are some well tendered communal outer areas plus a private parking space which is located at the rear of the property.

The property is available mid March 2025 as unfurnished or part furnished

The property is located on the edge of Redhill town, sandwiched nicely between London and the coast with its wide range of high street and independent shops, restaurants and public houses. Recreational facilities are provided by Donyngs Leisure Centre, The Harlequin Theatre and Cinema and Redhill Memorial Park. Redhill station offers a frequent and quick service into London Bridge and London Victoria stations and the M25 is a short drive with links to London and Gatwick and Heathrow airports.

Nearby Reigate town has a cosmopolitan feel with a number of good restaurants, coffee houses, Everyman cinema and independent shops, a Marks and Spencer food hall, and large Morrisons Super Market. Priory Park is a popular retreat with acres of wood and grasslands, enjoying tennis courts, skate park, superior playpark and restaurant. Schooling is well supported in the primary and secondary sector with St Matthew's C of E primary school, Carrington School, Royal Alexander and Albert School, Reigate Grammar, St Bede's secondary school and Reigate College. The area is good for local walks with Wray Lane providing access to Gatton Park, The Pilgrims Way and The North Downs Way. Golf enthusiasts are well supported with courses found at nearby Reigate Hill golf club, Betchworth golf club, and Reigate Heath.

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Heating is supplied - Gas Central Heating

Council Tax Band: C - Reigate and Banstead Council.

EPC Rating: C

Tenure: Freehold

Flood Risk: Low to Very Low Risk

Broadband: Superfast

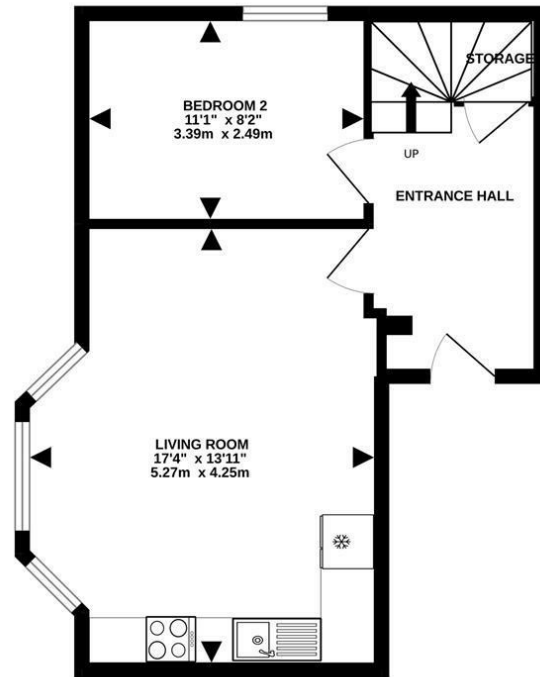
Mobile Phone Availability: Limited: Three & EE Likely: O2 & Vodafone

Other Information: Ask The Agent

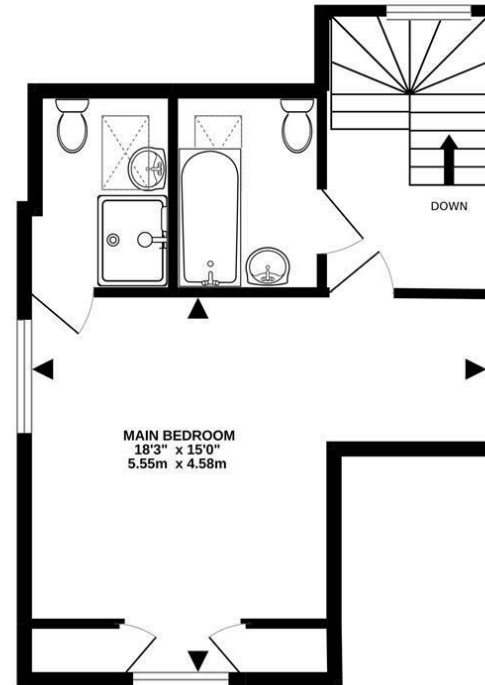
Please call 01737 817718 option 2 for further details or to book an appointment to view







1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

TOTAL FLOOR AREA : 807 sq.ft. (75.0 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	80	80
(69-80) C		
(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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If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Freehold
EPC RATING: C
COUNCIL: Reigate and
Banstead
TAX BAND: C

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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