



FLAT 8, 115-117 LONDON ROAD, REDHILL, SURREY, RH1 2JG
£207,500
LEASEHOLD - SHARE OF FREEHOLD

Spacious, top floor apartment, forming part of a charming Victorian building, with off road parking and a long lease.

Offered for sale with the benefit of no onward chain, this well presented apartment has a stylish finish and extensive built in storage. Through the front door there is a split level hallway with a built in cupboard. At the front you have a bright, dual aspect living space, that has extensive eaves storage. There is a separate kitchen with a double glazed window to the rear, offering views up towards Reigate Hill. There is a double bedroom, with a useful recess area for storage, and a door to a large, ensuite shower room, that has a utility area for your washing machine and tumble dryer, as well as a Velux window to the rear and yet more storage.

To the rear of the building there is a residents car park, where you have space for one car, and there is additional parking both on London Road and Monson Road.

Redhill town centre, with it's wide range of shops and amenities, can be found just over half a mile away, making the property ideally suited to those wanting convenience and easy access to the excellent transport links to central London. In addition, there are some lovely green spaces within walking distance, including Nutwood, which connects all the way up to Reigate Hill.

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|-----------------------|-------------------------------|
| ■ TOP FLOOR APARTMENT | ■ 962 YEAR LEASE |
| ■ LOUNGE/DINING ROOM | ■ SEPARATE KITCHEN |
| ■ DOUBLE BEDROOM | ■ BATHROOM WITH UTILITY SPACE |
| ■ GREAT STORAGE | ■ OFF ROAD PARKING |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

9'6 x 6'4 (2.90m x 1.93m)

LOUNGE/DINING ROOM

17'10 x 11'4 (5.44m x 3.45m)

KITCHEN

11'3 x 8'8 max (3.43m x 2.64m max)

DOUBLE BEDROOM

11'7 x 10'5 (3.53m x 3.18m)

SHOWER ROOM

11'1 x 10'6 (3.38m x 3.20m)

ELECTRIC HEATING

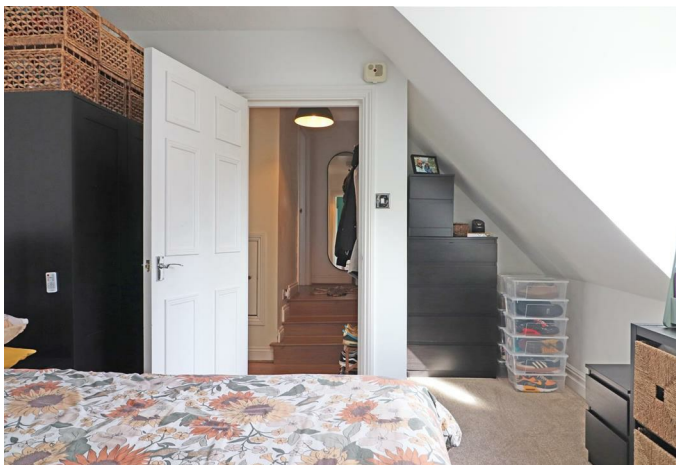
DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

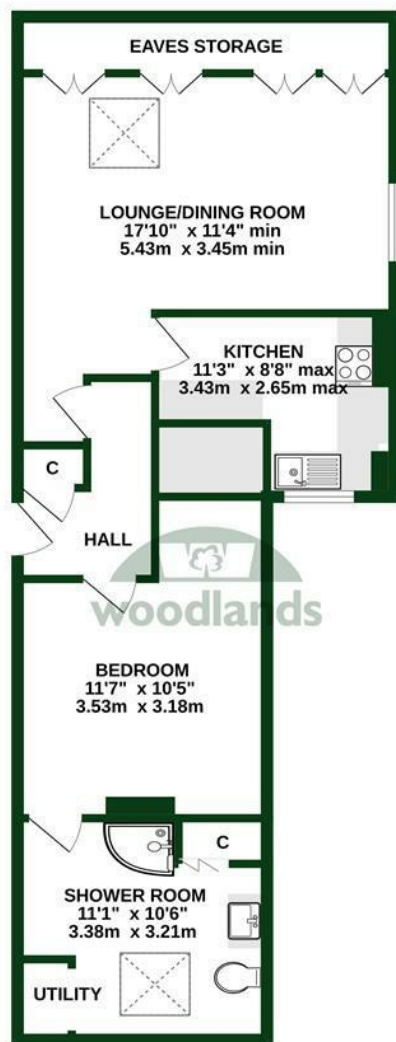
YEARS REMAINING ON LEASE: 962

GROUND RENT: NONE PAYABLE

SERVICE CHARGES: £1,260 PER ANNUM (£105 PCM)



TOP FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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		
(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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