



FLAT 23 CHRISTCHURCH HEIGHTS, 14 CHAPEL ROAD, REDHILL, SURREY, RH1 1HH

**£215,000
LEASEHOLD**

**** TOWN CENTRE LOCATION WITH NO ONWARD CHAIN ****

This purpose-built one bedroom apartment is situated in the perfect location for Redhill town Centre and train station being only a few moments from the High Street.

It is available to the market with no onward chain and is in good decorative order throughout. Situated on the first floor, as you enter the apartment you are greeted by the spacious entrance hall which has plenty of room to welcome visitors, and store away coats and shoes in the large fitted cupboard. The practical layout gives independent access to every room from the hallway.

The 14ft lounge/diner provides plenty of space for sofas and dining table, and is next door to the separate kitchen which is fully fitted including an electric oven and gas hob, along with numerous storage cupboards, work surfaces, room for appliances and a window. The double bedroom is an ample size and has a built-in treble wardrobe. To finish the accommodation is the fully fitted bathroom with a shower over the bath and built in extractor fan.

Outside there is a gated driveway that gives access to the secure underground parking space, in addition there is lawned communal garden behind the buildings. This property would be ideal for first time buyers wanting easy access to all of Redhill amenities, including the train station, or an investor, as the building is well run and with a sensible service charge and a long lease. A viewing comes highly recommended.

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|-----------------------------------|------------------------------|
| ■ FIRST FLOOR APARTMENT | ■ CENTRAL LOCATION |
| ■ 14FT LOUNGE/DINER | ■ DOUBLE BEDROOM |
| ■ BUILT IN WARDROBES | ■ UNDERGROUND PARKING |
| ■ GAS HEATING TO RADIATORS | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

14'5 x 10'9 (4.39m x 3.28m)

KITCHEN

8'7 x 7'3 (2.62m x 2.21m)

DOUBLE BEDROOM

14'5 x 8'3 (4.39m x 2.51m)

BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED UNDERGROUND PARKING

COMMUNAL GARDENS

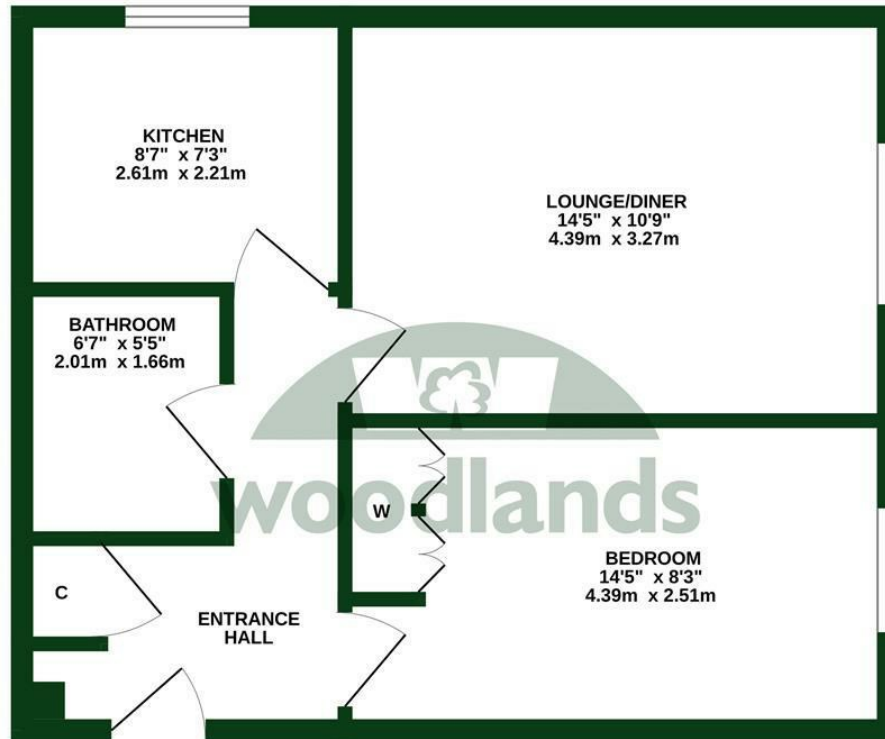
YEARS REMAINING ON LEASE: 159

GROUND RENT: £100 PER ANNUM

SERVICE CHARGES: £650 PER ANNUM



FIRST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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	79	80
(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	

To view this property please call 01737 771777

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