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woodlands

174 CANALSIDE, REDHILL, SURREY, RH1 2FW
£215,000
LEASEHOLD

Well presented first floor apartment, with a balcony, off-road parking and a handy local shop just seconds away.

With its beautiful nature reserve and well kept grounds, Watercolour is a popular choice for first time buyers and families, benefiting from a Tesco Express, pharmacy and children's nursery.

The apartment building is situated at the end of the canal, and the property itself is at the rear of the building, making it nicely tucked away.

There is an entrance hall with a handy recess for coat storage. The open-plan living space features a well-kept kitchen with integrated appliances and an east-facing balcony. There is a double bedroom with fitted wardrobes and a well-appointed bathroom. The property has double-glazed windows throughout and gas central heating from a combi boiler.

For those looking to commute, mainline services to central London are available from either Redhill or Merstham stations.

- **FIRST FLOOR**
- **BALCONY**
- **GAS CENTRAL HEATING**
- **WELL KEPT GROUNDS**
- **COUNCIL TAX BAND: C**
- **DOUBLE BEDROOM**
- **OPEN PLAN DESIGN**
- **ALLOCATED PARKING SPACE**
- **NO ONWARD CHAIN**
- **EPC RATING: B**













ROOM DIMENSIONS:

ENTRANCE HALL
15'2 x 3'5 (4.62m x 1.04m)

LOUNGE/DINING/KITCHEN
15'7 x 14'7 (4.75m x 4.45m)

BALCONY

BEDROOM
11'6 x 10'5 (3.51m x 3.18m)

BATHROOM
7'7 x 6'4 (2.31m x 1.93m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL BIN STORE

ALLOCATED PARKING

YEARS REMAINING ON LEASE: 108

GROUND RENT: £275 PER ANNUM

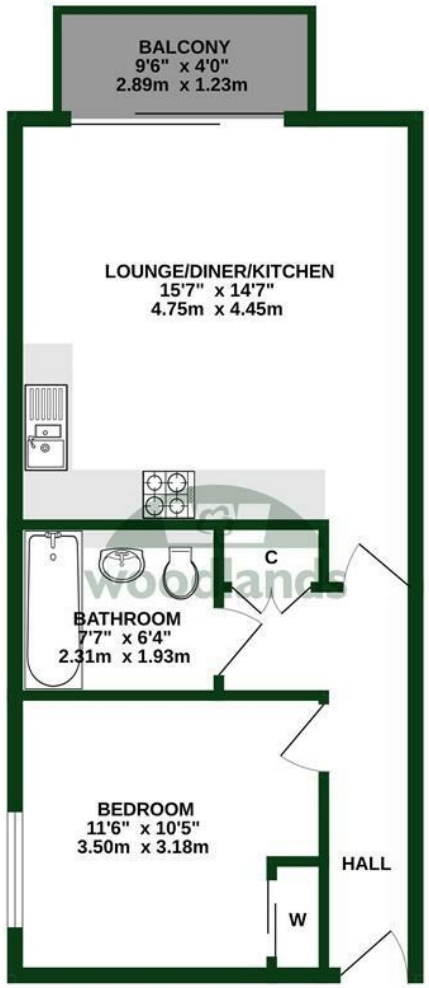
SERVICE CHARGES: £1200 PER ANNUM







FIRST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 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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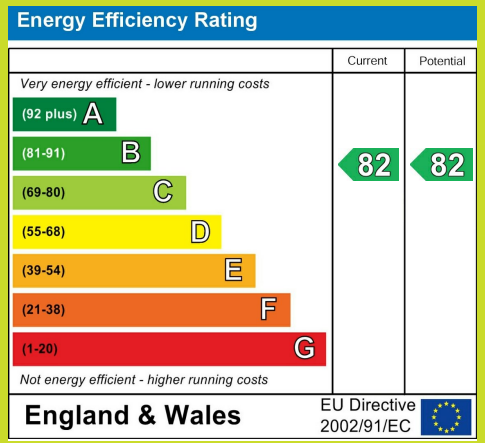
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