





**FLAT 6 ROEDEAN HOUSE, 8 FRENCHES ROAD, REDHILL, SURREY, RH1 2FS**

**£220,000**

**LEASEHOLD**

This modern low maintenance apartment brings together practicality and style with its contemporary finish and convenient location.

Located within half a mile of Redhill train station, with its direct links to both London Bridge & Victoria, it is ideal for commuters, or indeed anyone wanting to make use of the towns amenities including the multiscreen cinema, restaurants, shopping centre, gym & leisure centre.

The apartment is spacious throughout and the welcoming entrance hall has a large built-in coat/storage cupboard as well as the boiler cupboard that has space for further storage that could be shelved for additional practicality. There is a useful cloakroom for visitors keeping the ensuite bathroom private for yourself. The open plan living space extends to over 16ft giving a wonderfully contemporary feel with plantation style wooden shutters on the windows. There is space for a dining table if wanted, and any combination of sofas or comfy chairs. The kitchen is fully integrated with appliances and plenty of storage cupboards and worktop space for cooking up that feast!

The bedroom has a large built-in double wardrobe, window shutters and an ensuite bathroom finished to a modern spec.

The apartment is neutrally decorated throughout, and is available chain free so book your viewing now.

- |                             |                         |
|-----------------------------|-------------------------|
| ■ MODERN APARTMENT          | ■ GROUND FLOOR          |
| ■ OPEN PLAN LIVING SPACE    | ■ SEPARATE CLOAKROOM/WC |
| ■ ENSUITE BATHROOM          | ■ BUILT IN WARDROBES    |
| ■ PLANTATION STYLE SHUTTERS | ■ CLOSE TO TOWN         |
| ■ COUNCIL TAX BAND: C       | ■ EPC RATING: C         |





# **ROOM DIMENSIONS:**

## **ENTRANCE HALL**

## **AIRING CUPBOARD & STORAGE**

## **CLOAKROOM/WC**

6'4 x 2'10 (1.93m x 0.86m)

## **LOUNGE/DINER**

16'8 x 11'10 (5.08m x 3.61m)

## **KITCHEN**

9'5 x 6'9 (2.87m x 2.06m)

## **DOUBLE BEDROOM**

16'10(max) x 9'11 (5.13m(max) x 3.02m)

## **ENSUITE BATHROOM**

7'3 x 6'2 (2.21m x 1.88m)

## **GAS CENTRAL HEATING**

## **DOUBLE GLAZED WINDOWS**

## **YEARS REMAINING ON LEASE: 107**

## **GROUND RENT: £250 PER ANNUM**

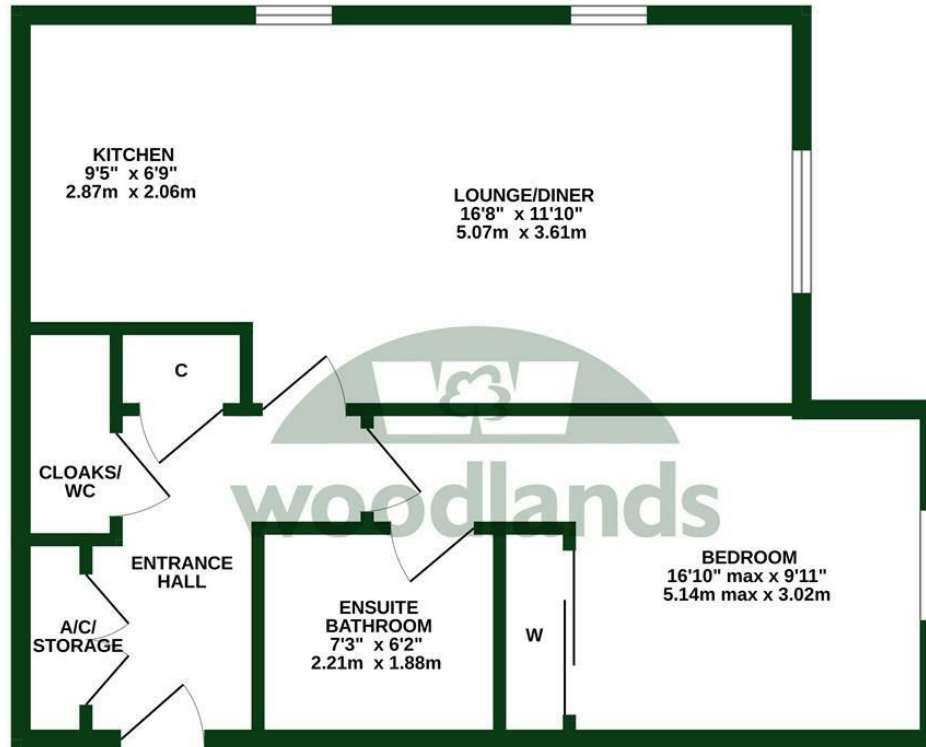
## **MAINTENANCE: £2,254 PER ANNUM (ANTICIPATED - 2026)**

## **CHAIN FREE**





**GROUND FLOOR**  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**To view this property please call 01737 771777**

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