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FLAT 12 BELVEDERE COURT, 169 LONDON ROAD, REDHILL, SURREY, RH1 2JH

£279,950

LEASEHOLD - SHARE OF FREEHOLD

Stylish, top floor apartment located only a mile from Redhill town and station, with elevated views, allocated parking and a garage.

This immaculate, 2 bedroom property is offered for sale with no onward chain, and forms part of a highly desirable development on the north side of Redhill town centre.

Through the front door there is generous hallway with a built in storage cupboard, video entry phone system, a good size family bathroom and a large airing cupboard. At the end of the hall there is a wonderfully bright, dual aspect living space, that has elevated views to the south and west. A doorway leads you through to a contemporary fitted kitchen, with a double glazed window to the side. You have two bedrooms, both with a westerly outlook, and the main bedroom having an en-suite shower room.

You have a long remaining lease term of 972 years, and the benefit of a share of the freehold. There are well maintained communal gardens to the rear of the building, with an allocated parking space and a single garage, as well as a number of visitor parking spaces.

Nearby there is a handy 24 hour garage for those essential items, and a local shop around the corner at the top of Monson Road. You also have a bus stop outside the building, that is served by the 405 route, and connects to Redhill town centre as well as links up to Croydon town centre.

Redhill town itself offers a wide range of shops and amenities, including mainline trains to central London, Gatwick, Guildford and Tonbridge, a shopping centre, weekly market in the main square, a multi screen cinema centre and some very popular restaurants.

- **SPACIOUS APARTMENT**
- **DUAL ASPECT LIVING SPACE**
- **TWO BEDROOMS**
- **GARAGE AND PARKING**
- **COUNCIL TAX BAND: C**
- **TOP FLOOR**
- **STYLISH KITCHEN**
- **BATHROOM AND ENSUITE**
- **NO ONWARD CHAIN**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
9'3 x 7'2 (2.82m x 2.18m)

LOUNGE/DINING ROOM
19'6 x 10'11 (5.94m x 3.33m)

KITCHEN
10'9 x 6'4 (3.28m x 1.93m)

BEDROOM ONE
13'10 x 10'0 (4.22m x 3.05m)

ENSUITE SHOWER ROOM
5'9 x 5'6 (1.75m x 1.68m)

BEDROOM TWO
13'10 x 6'10 (4.22m x 2.08m)

BATHROOM
6'4 x 6'1 (1.93m x 1.85m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

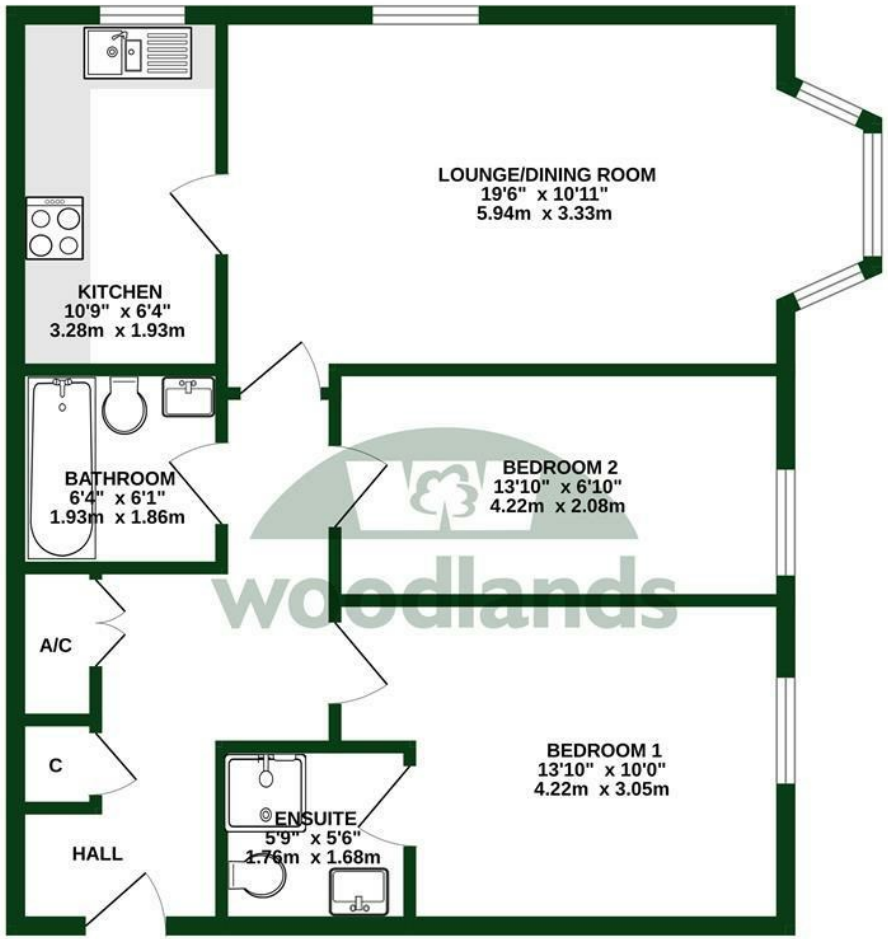
ALLOCATED PARKING FOR ONE CAR

YEARS REMAINING ON LEASE: 972

GROUND RENT: £0

SERVICE CHARGES: £1,419 PER ANNUM

SECOND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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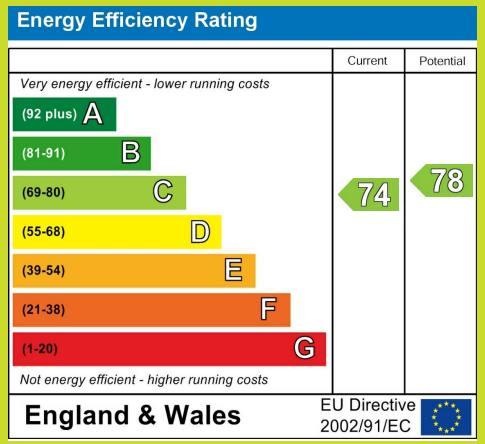

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