



barnard marcus

**Rydons Way, Redhill RH1 6ES**



**welcome to**  
**Rydons Way, Redhill**

The property is in Earlswood with access to local shops and mainline station via Earlswood Station and Redhill Stations.

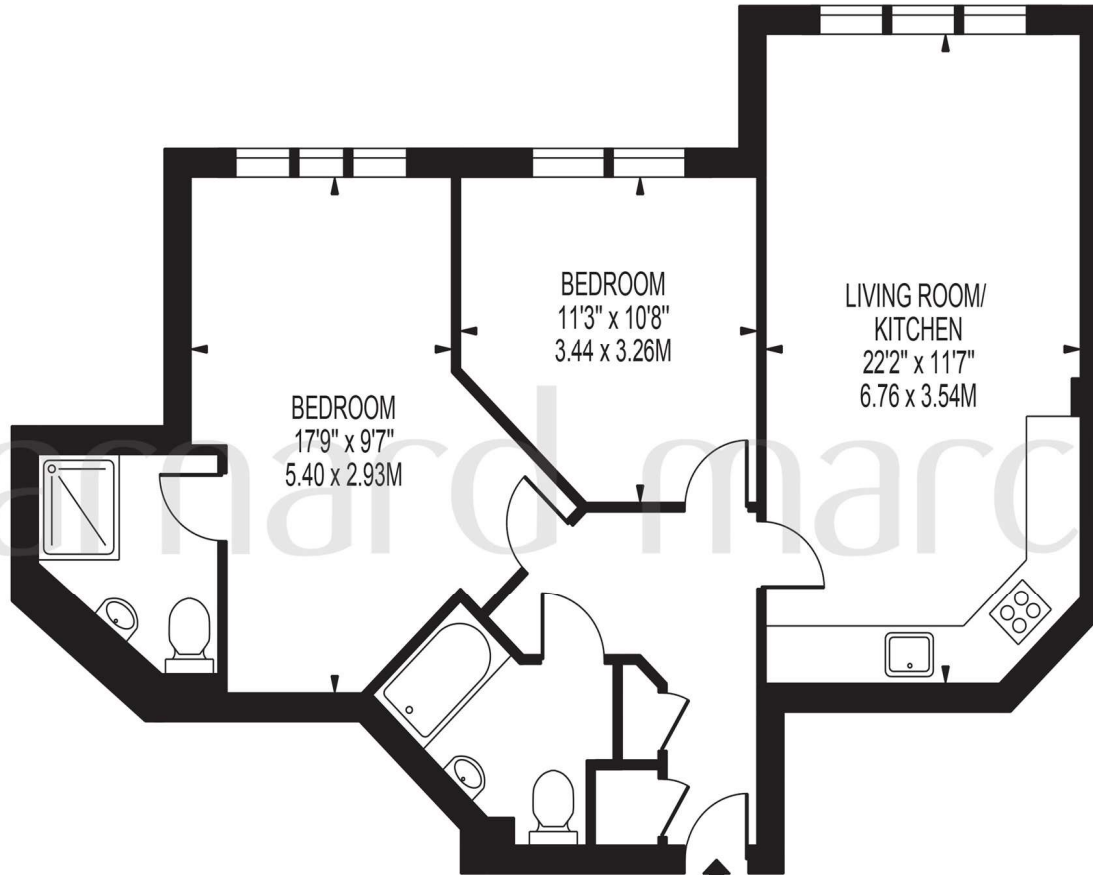
Ideal for both buy to let and commuting couples and families, this property is situated in a modern landscaped development with Redhill town centre within 10 minutes' walk.

There is also access to local parks and Redhill common open space, the perfect places to go to unwind and enjoy the great outdoors.



# RYDONS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.53 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Rydons Way, Redhill

- Two Double bedroom second floor apartment
- Lounge/Kitchenette
- Bedroom 1 with Ensuite Shower room
- Spacious Bedroom 2
- RENTAL RETURN - £1700 PCM with a YIELD of 8.2% (subject to change)

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/RDH103568](https://barnardmarcus.co.uk/Property/RDH103568)



Property Ref:  
RDH103568 - 0013

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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