



139C FRENCHES ROAD, REDHILL, SURREY, RH1 2HZ

**£200,000
LEASEHOLD**

**** First years service charge paid ****

Victorian conversion apartments have a certain charm and appeal of their own, and this is no exception.

The double fronted detached building sits screened from the road in a convenient location to the north side of Redhill town centre. It is within three quarters of a mile of the town centre and mainline railway station but also benefits from a number of nearby amenities including a Tesco Metro, doctors surgery, nature reserve and country park, as well as Battlebridge athletics track.

Set on the first floor, this exceptionally spacious apartment is available with no onward chain and offers scope for further improvement. The split level layout brings a unique feel to the property. From the front door the hallway leads past the bathroom which has a fitted white suite, built in airing cupboard and window, towards the kitchen. Overlooking the gardens, the fitted kitchen offers a practical space with built in units and space for appliances, that could be upgraded if wanted.

Up the steps the living accommodation opens out into the 14ft lounge with high ceilings and a feature fireplace as a centre-piece, as well as a sash window. The bedroom which again is over 14ft with high ceilings and another feature fireplace, has a large sash window to the front.

Outside there is a communal parking area to the front, and to the rear a well sized communal lawned garden which is west facing making it a perfect spot to catch the evening sun after a hard days work!

- **** FIRST YEARS SERVICE CHARGE PAID ****
- **14FT LOUNGE**
- **OVER 500 SQ FT**
- **COMMUNAL GARDENS**
- **COUNCIL TAX BAND: B**
- **FIRST FLOOR PERIOD APARTMENT**
- **GAS HEATING TO RADIATORS**
- **COMMUNAL PARKING**
- **CHAIN FREE**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE

14'1 x 12'2 (4.29m x 3.71m)

KITCHEN

9'3 x 6'0 (2.82m x 1.83m)

DOUBLE BEDROOM

14'3 x 14'1 (4.34m x 4.29m)

BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

GAS HEATING TO RADIATORS

SASH WINDOWS

COMMUNAL PARKING

YEARS REMAINING ON LEASE: 147

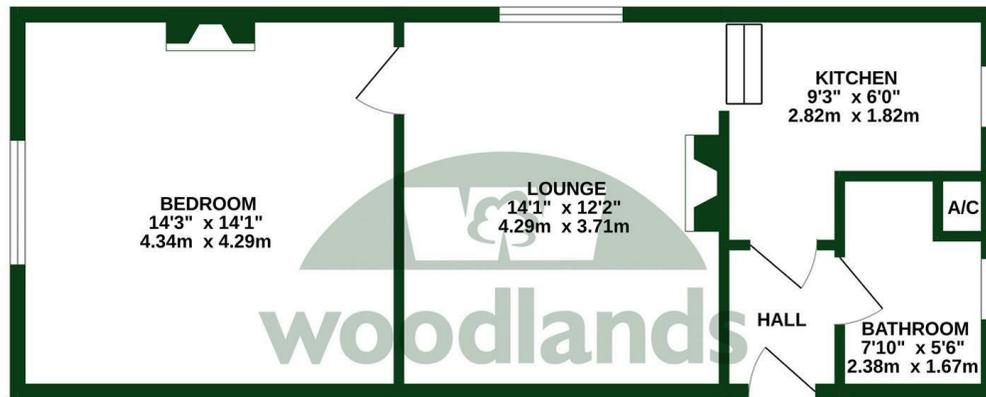
GROUND RENT: £100 PA

MAINTENANCE: £2,000 PA

CONTRIBUTION TOWARDS RESERVE FUND: £2,000 PA



FIRST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 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
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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