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39A LINKFIELD STREET, REDHILL, SURREY, RH1 6BW
£325,000
LEASEHOLD - SHARE OF FREEHOLD

Bright and characterful property, in a sought after location to the west side of Redhill town, close to shops and transport links.

Linkfield Street is a popular spot that is within easy reach of a selection of local shops and pubs, whilst still being only a short walk to Redhill town centre and train station.

The property has a private front door at street level, then stairs up to a spacious landing. There is a bright, dual aspect living room, with a feature fireplace and a pleasant outlook up to Redhill common. There is an airy principal bedroom, then a further double bedroom that has steps up to a handy loft room and large storage area, which has scope to convert subject to the usual permissions. You also have a well appointed bathroom and a stylish fitted kitchen.

There is long lease, with 959 years remaining, and only three apartments in the building.

Just around the corner on Hatchlands Road there is a convenience store, for all those daily essentials, with the additional benefit of a pharmacy, post office and a range of food outlets and a popular pub. Within the town centre itself you have a weekly local market, shopping centre, multi screen cinema, and a number of high street stores, pubs, restaurants and excellent train services to central London, Gatwick and Guildford. Heading over to the west, you will find the pretty market town of Reigate, with it's great selection of restaurants and bars, the historic castle grounds and cave network as well as the gorgeous Priory Park.

- **GREAT LOCATION**
- **DUAL ASPECT LOUNGE/DINING ROOM**
- **LOFT ROOM AND STORAGE**
- **CLOSE TO TOWN**
- **COUNCIL TAX BAND: C**
- **959 YEAR LEASE**
- **TWO DOUBLE BEDROOMS**
- **NEW WINDOWS**
- **SHORT WALK TO STATION**
- **EPC RATING: D**

ROOM DIMENSIONS:

FRONT DOOR LEADING TO:

ENTRANCE HALL

LANDING
16'9(min) x 6'1 (5.11m(min) x 1.85m)

LOUNGE/DINING ROOM
15'1 x 13'4 (4.60m x 4.06m)

KITCHEN
8'9 x 6'4 (2.67m x 1.93m)

BEDROOM ONE
13'6 x 13'3 (4.11m x 4.04m)

BEDROOM TWO
13'0 x 12'1 (3.96m x 3.68m)

BATHROOM
7'7 x 5'5 (2.31m x 1.65m)

LOFT ROOM
10'2 x 10'1 (3.10m x 3.07m)

EAVES STORAGE

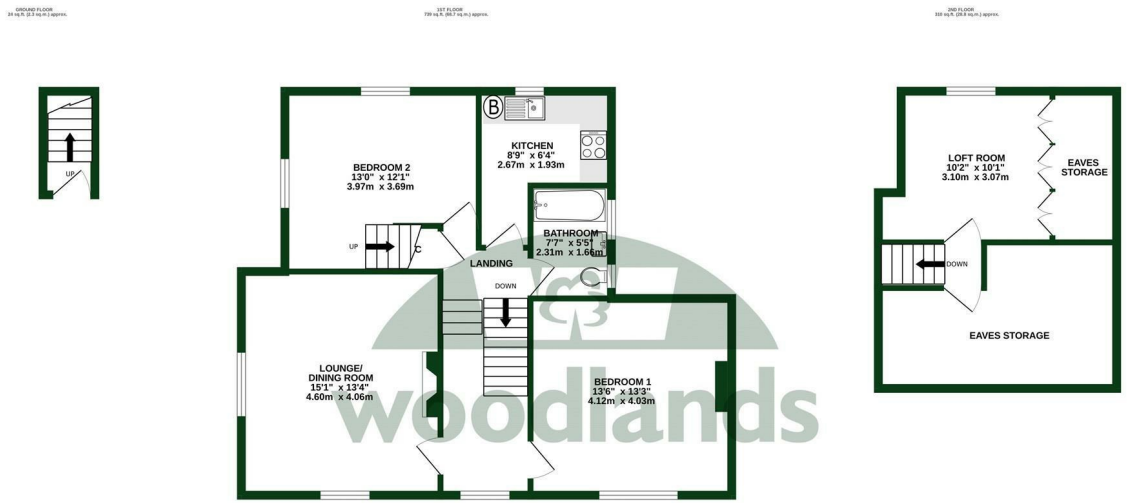
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

YEARS REMAINING ON LEASE: 969

GROUND RENT: PEPPERCORN

MAINTENANCE: £1200 PER ANNUM



TOTAL FLOOR AREA : 1073 sq.ft (99.7 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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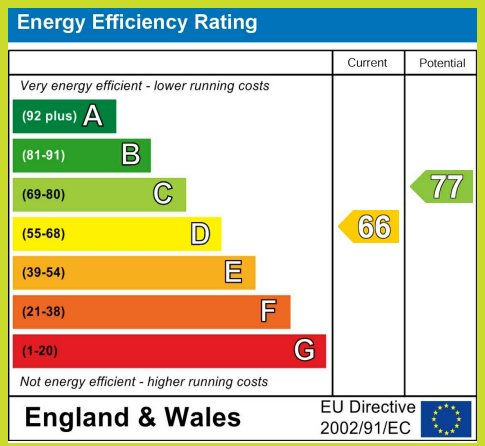

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