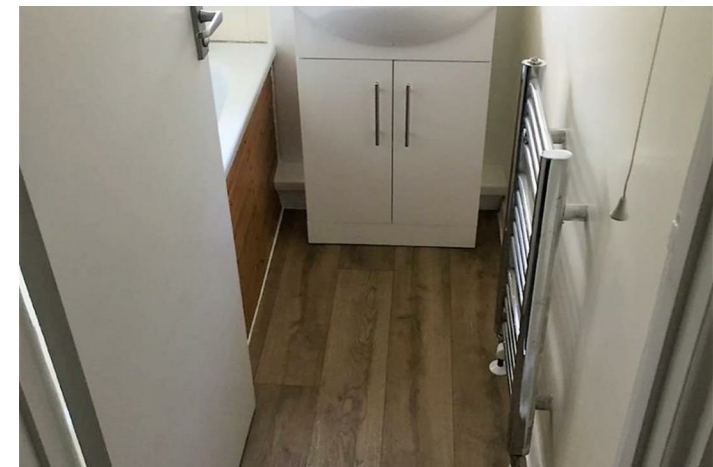




34 GRAHAM HOUSE

REDHILL, RH1 2BQ

£159,950
FREEHOLD

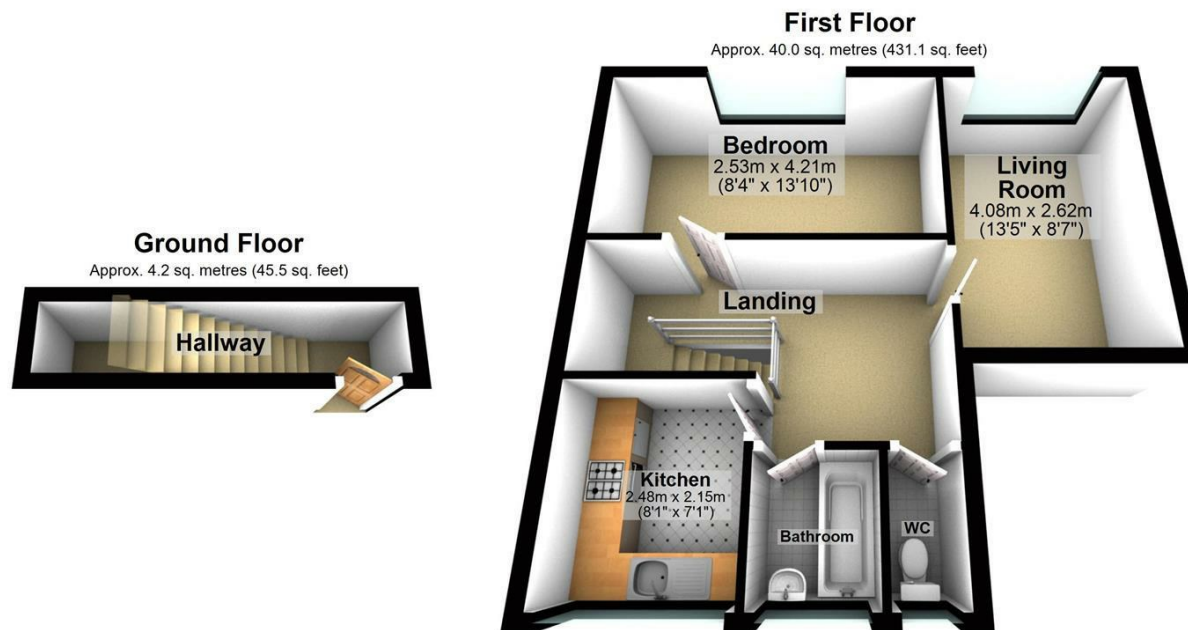
***** INVESTMENT OPPORTUNITY *****

A fantastic investment opportunity with tenant in situ, offering an attractive proposition for landlords seeking an established rental investment with income from day one.

Toomey Estate Agents are pleased to bring to the market a spacious one double bedroom purpose built top floor flat. With the benefit of gas central heating, double glazing, fitted kitchen and modern bathroom suite. Graham House provides access to Redhill station with trains into central London and Redhill shopping centre. There is also a local bus service.



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Total area: approx. 44.3 sq. metres (476.5 sq. feet)

Plan prepared for Toomey Estate Agents by The Property Assessment Company
www.thepropertyac.com

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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