



FLAT 3, 73 EARLSBROOK ROAD, REDHILL, SURREY, RH1 6DR

£259,950

LEASEHOLD

Ground floor, 2 bedroom apartment within walking distance of Earlswood train station, benefitting from a garage and no chain.

This purpose built, ground floor property has a 121 year lease and is located within a small building of only 5 flats. It has two bedrooms, a bathroom with a double glazed window, a good size living room that overlooks the gardens, and a separate, modern kitchen.

You have double glazed windows, electric heating and to the rear of the building there is a communal garden, parking area and a single garage en-block.

Nearby there is a popular, mainline train station offering direct trains to central London, as well as Gatwick and the south coast. You have some great local shops within a short walk, including Holborn's village store, which is a veritable Aladdin's cave. In addition there are some beautiful green spaces, including Earlswood lakes.

A more extensive range of shops is available with Redhill's bustling town centre, which has a weekly market in the main square, a multi screen cinema complex, shopping centre, 24 hour gym, Sainsburys superstore and some superb restaurants. There are also even more transport links available, with more services to central London, as well as to Guildford and Tonbridge.

- | | |
|------------------------------|---------------------------|
| ■ GROUND FLOOR | ■ TWO BEDROOMS |
| ■ NO CHAIN | ■ 121 YEAR LEASE |
| ■ GARAGE | ■ ELECTRIC HEATING |
| ■ STATION NEARBY | ■ CLOSE TO SHOPS |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

7'7 x 4'3 (2.31m x 1.30m)

LOUNGE

12'5 x 9'9 (3.78m x 2.97m)

KITCHEN

8'0 x 6'4 (2.44m x 1.93m)

BEDROOM ONE

10'4 x 9'8 (3.15m x 2.95m)

BEDROOM TWO

9'9 x 6'3 (2.97m x 1.91m)

BATHROOM

8'0 x 4'2 (2.44m x 1.27m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

SINGLE EN BLOCK GARAGE

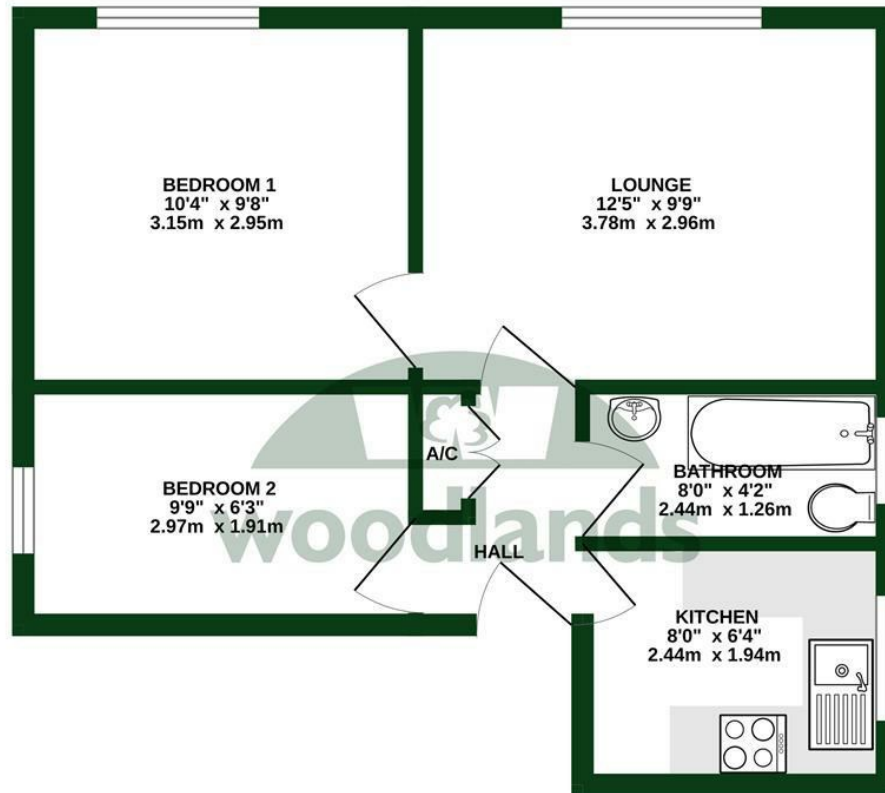
YEARS REMAINING ON LEASE: 121

GROUND RENT: £0

SERVICE CHARGES: £1,998.32 PER ANNUM



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 397 sq.ft. (36.9 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		
(55-68) D		
(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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