





**6 BOLEYN COURT ST ANNES RISE, REDHILL, SURREY, RH1 1AD**  
**OFFERS IN EXCESS OF £315,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT WITH A WEST FACING BALCONY, GARAGE AND PARKING \*\*\***

Conveniently located within the superb St Annes development, this first floor apartment ticks every box, with its generous accommodation, modern finish, long lease and the bonus of a garage.

Through the front door there is an entrance hall with built in storage, and a cloakroom. You have two double bedrooms, both of which benefit from built in wardrobes. There is a modern shower room, a bright dual aspect living space, with a west facing balcony, and a contemporary separate kitchen.

The property has a share of the freehold, and the remainder of a 999 year lease. In addition there is a single garage next to the building, with a parking space directly in front for one car.

Redhill town centre is only a short walk away, as is the train station, which offers direct services to central London in around half an hour. The town centre has been the subject of extensive regeneration, and now boasts a multi screen cinema complex, complete with restaurants, and a range of leisure activities. You also have a local market which is held a couple of times a week.

- |                         |                       |
|-------------------------|-----------------------|
| ■ FIRST FLOOR APARTMENT | ■ TWO DOUBLE BEDROOMS |
| ■ DUAL ASPECT LOUNGE    | ■ MODERN KITCHEN      |
| ■ BALCONY               | ■ SHOWER ROOM         |
| ■ GARAGE AND PARKING    | ■ LONG LEASE          |
| ■ COUNCIL TAX BAND: D   | ■ EPC RATING: C       |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

18'6 x 3'6 (min) 6'4(max) (5.64m x 1.07m (min) 1.93m(max))

##### CLOAKROOM

5'8 x 2'6 (1.73m x 0.76m)

##### LOUNGE/DINING ROOM

15'1 x 12'4 (4.60m x 3.76m)

##### KITCHEN

10'8 x 7'1 (3.25m x 2.16m)

##### BEDROOM ONE

12'10 x 8'8 (3.91m x 2.64m)

##### BEDROOM TWO

12'10 x 8'2 (3.91m x 2.49m)

##### SHOWER ROOM

6'6 x 5'3 (1.98m x 1.60m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### GARAGE

##### OFF ROAD PARKING

##### SHARE OF FREEHOLD

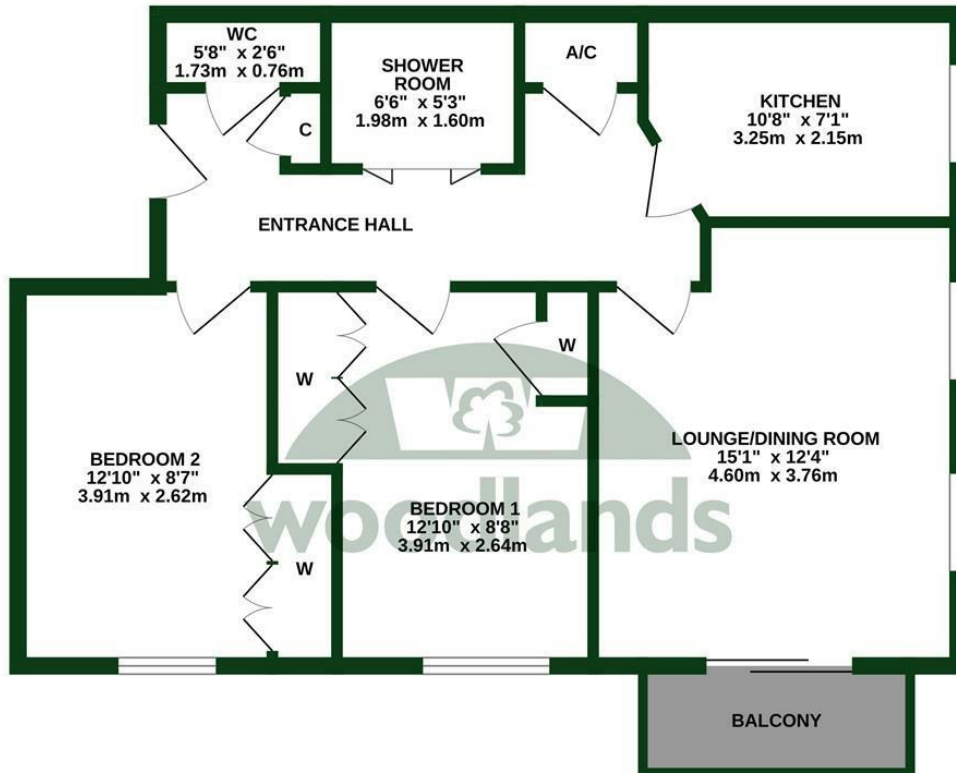
##### YEARS REMAINING ON LEASE: 966

##### GROUND RENT: NONE APPLICABLE

##### SERVICE CHARGE: £1,216.82 PER ANNUM



FIRST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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