woodlands

7 HOLCON COURT, REDHILL, SURREY, RH1 2JZ
£325,000
LEASEHOLD

A fantastic example of a two double bedroom ground floor maisonette with a private garden set in a peaceful cul de sac location.

Set to the north side of Redhill Town Centre this ground floor two double bedroom maisonette is in an excellent location for access to the train station, shops and local Schools. The cul de sac setting creates a safe, community environment and the spacious accommodation is presented in excellent condition with a contemporary finish making it perfect for first time buyers and downsizers looking for somewhere ready to move in to.

The private front door takes you into the lounge with its large south facing window that floods the room with light making a welcoming living space. From the lounge there is direct access to the contemporary kitchen with plenty of storage and work surface to enjoy creating meals. From here the rear door leads out into your private rear garden designed to be low maintenance with fenced boundaries, astroturf lawn, and a hot tub set under a covered pergola. There is a side gate with access leading to a private brick built shed and bin area, that then continues to the front. The front garden also belongs to the property and is laid to lawn.

Back inside there are two good sized double bedrooms and a modern bathroom fitted with a white suite and a shower over the bath. There is plenty of built in storage cupboards throughout the property, gas central heating with a modern boiler, and double glazed windows. In addition to the long lease and low running costs there is also an en-block garage at the end of the cul de sac.

Viewings are highly recommended so contact Woodlands to arrange your visit now!

- **GROUND FLOOR MAISONETTE**
- **EXCELLENT CONDITION**
- **MODERN KITCHEN**
- **GARAGE**
- **COUNCIL TAX BAND: C**
- **TWO DOUBLE BEDROOMS**
- **PRIVATE GARDEN**
- **CONTEMPORARY BATHROOM**
- **CUL DE SAC LOCATION**
- **EPC RATING: C**

ROOM DIMENSIONS:

LOUNGE
12'10 x 12'9 (3.91m x 3.89m)

KITCHEN
10'0 x 7'4 (3.05m x 2.24m)

BEDROOM ONE
11'0 x 10'11 (3.35m x 3.33m)

BEDROOM TWO
10'8 x 10'3 (3.25m x 3.12m)

BATHROOM
6'11 x 6'3 (2.11m x 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

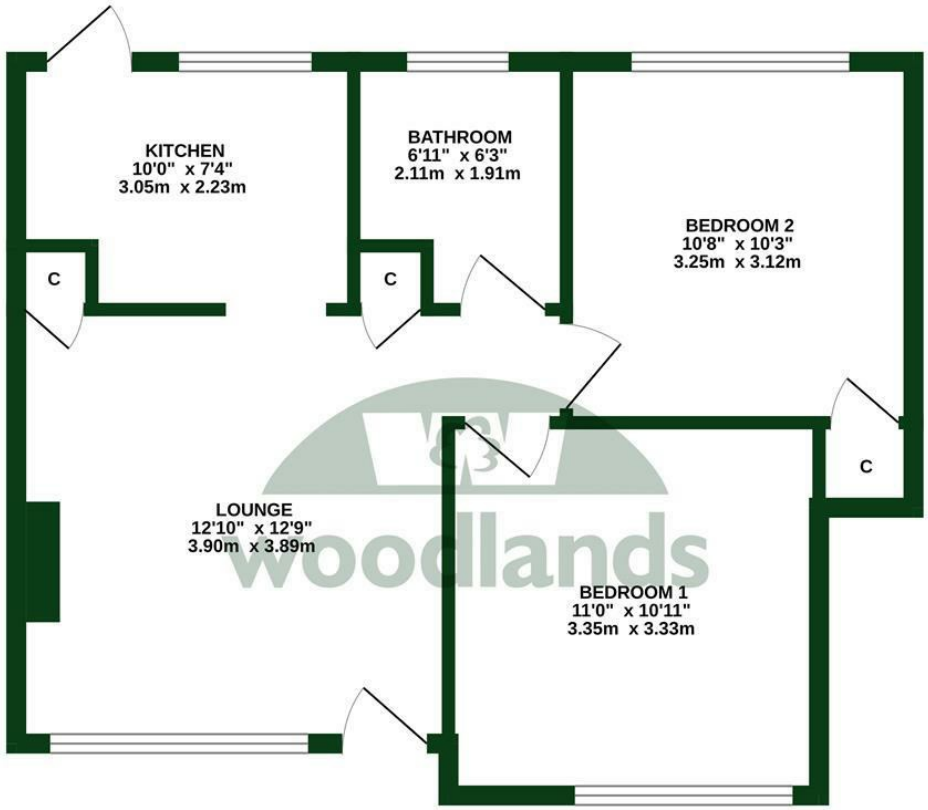
EN BLOCK GARAGE

YEARS REMAINING ON LEASE: 167

GROUND RENT: PEPPERCORN

SERVICE CHARGES: ON AN AS AND WHEN BASIS

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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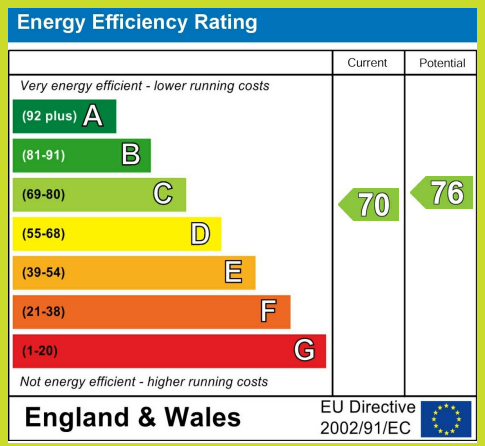

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