





Tucked away within a popular residential development, this two double bedroom first floor apartment represents an exciting opportunity for buyers looking for a home that combines space, practicality, and the chance to add their own personal touch.

Stepping inside, you are welcomed into the hallway which provides access to all rooms and immediately sets the tone for the apartment's well-balanced proportions. The hub of the home is the open plan reception room, a sociable and versatile area where you can easily create distinct zones for relaxing, dining, and entertaining. With plenty of natural light filtering through, the room feels bright and airy, lending itself to both cosy evenings in and gatherings with friends. The adjoining fitted kitchen is equipped with appliances, offering everything needed for day-to-day living.

The accommodation continues with two well-sized double bedrooms. The principal bedroom has the advantage of an en-suite shower room, ideal for privacy and convenience. The second double bedroom benefits from access to a Jack & Jill style bathroom which is also accessible from the hallway.

Externally, the apartment is set within well-maintained communal grounds which include landscaped gardens, children's play areas, and open spaces that add to the sense of community and provide a pleasant backdrop to daily life. An allocated parking space ensures peace of mind, while there are plentiful visitor bays available for visiting guests.



Entrance Hallway**Living & Dining Room**

18' 4" x 11' 11" (5.59m x 3.63m)

Kitchen

9' 3" x 5' 10" (2.82m x 1.78m)

Bedroom One

13' 7" x 9' 2" (4.14m x 2.79m)

En-Suite Shower Room

6' 10" x 5' 4" (2.08m x 1.63m)

Bedroom Two

10' 2" x 9' 11" (3.10m x 3.02m)

Jack & Jill Style Bathroom

6' 9" x 6' (2.06m x 1.83m)

Outside**One Allocated Parking Space****Visitor Parking****Communal Grounds & Gardens**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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43 Station Road
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EPC Rating: B
 Council Tax
 Band: D

Service Charge:
 1200.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408376

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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