



**1D PARK ROAD, REDHILL, SURREY, RH1 1BT**  
**£325,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

Quite possibly one of the best locations in town, a quiet no through road yet still only minutes from the shops and train station. This one is a must see!

Situated in a quiet private road, just a few minutes walk from Redhill town centre, this first floor maisonette is a terrific buy and comes with it's own garden and garage and no onward chain.

On the ground floor there is a private door and an entrance lobby with stairs to the first floor. You have a landing with a double glazed window to the side, built in storage and loft access. The main living space is a bright room with a large, double glazed window to the front. Off the living space there is a modern, fitted kitchen which is dual aspect. There is a shower room, with a double glazed window to the side, and then you have two double bedrooms at the rear.

Behind the maisonette there is a private garden space, which is laid to lawn, and there is a forecourt with access to the single garage.

The property is being sold with a share of the freehold, and a new 999 year lease.

Redhill offers a great range of highly regarded schools, most of which are within a short walk of the property. In addition, the town centre has a regular local market, several pubs and restaurants, a multi screen cinema complex and superb rail links to central London, Gatwick, Reading, Guildford and Tonbridge.

- **FIRST FLOOR APARTMENT**
- **MODERN KITCHEN**
- **SHOWER ROOM**
- **GARAGE**
- **COUNCIL TAX BAND: C**
- **LONG LEASE**
- **TWO BEDROOMS**
- **PRIVATE GARDEN**
- **CENTRAL LOCATION**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**GROUND FLOOR**

**ENTRANCE HALL**  
4'8 x 3'6 (1.42m x 1.07m)

**FIRST FLOOR**

**LANDING**

**LOUNGE/DINING ROOM**  
15'11 x 12'10 (4.85m x 3.91m)

**KITCHEN**  
8'8 x 8'4 (2.64m x 2.54m)

**BEDROOM ONE**  
12'3 x 9'8 (3.73m x 2.95m)

**BEDROOM TWO**  
12'3 x 8'4 (3.73m x 2.54m)

**SHOWER ROOM**  
8'4 x 4'10 (2.54m x 1.47m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**PRIVATE GARDEN**

**GARAGE**

**RESIDENTS PERMITS**

**SHARE OF FREEHOLD**

**LEASE BEING EXTENDED TO 999 YEARS:**

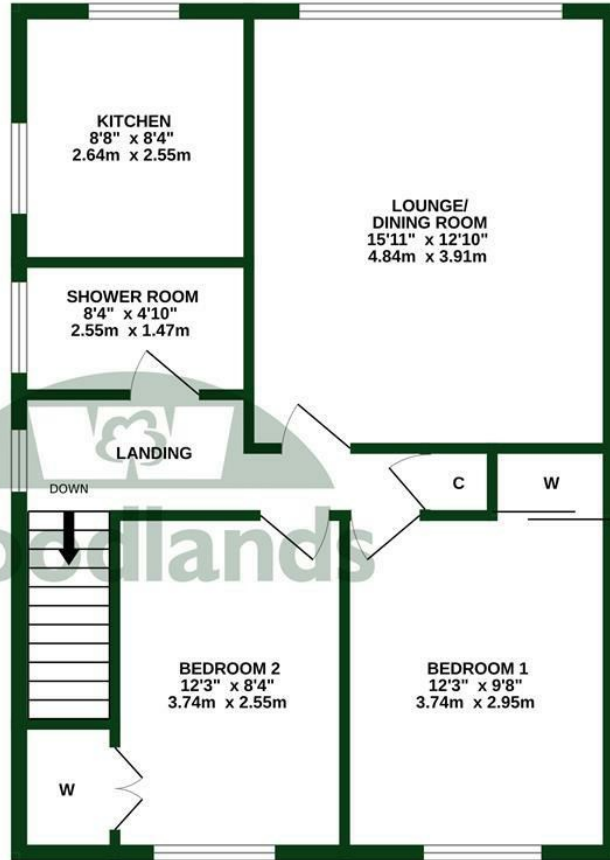
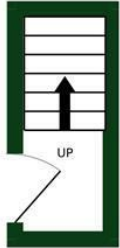
**GROUND RENT: £0**

**SERVICE CHARGES: £30 PCM**



GROUND FLOOR  
29 sq.ft. (2.7 sq.m.) approx.

1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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>                            | 72                         | 77        |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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