





**FLAT 4 SHENFIELD 86 WOODLANDS ROAD, REDHILL, SURREY,  
RH1 6HB  
£270,000**

**\*\*\* PROPERTY VISIT AVAILABLE \*\*\***

**STUNNING CONVERSION APARTMENT CLOSE TO EARLWOOD STATION  
PRESENTED IN VERY GOOD CONDITION WITH THE BENEFIT OF A  
PRIVATE GARAGE**

Located within a short walk of Earlswood station and some beautiful Surrey countryside, this top floor two double bedroom apartment offers superb value.

On the ground floor there is a communal entrance hall with an entry phone system, on the first floor you have your private front door which leads into the entrance hall which benefits from a skylight window. To the side there is a double bedroom with a handy recess for a wardrobe, along the hall there is a contemporary bathroom which is only two years old. At the rear there is another double bedroom and an impressive dual aspect living and kitchen space which has a bright and spacious feel as well as overlooking the communal gardens at the rear.

Outside there are communal gardens to the rear as well as off street parking and the benefit of a single garage. Nearby you have extensive green spaces as well as local shops and transport links within easy reach. Redhill town centre can be found less than a mile away and offers a wide range of shops and amenities, as well as additional transport links to London, Gatwick and the South Coast.

- **CHARACTER CONVERSION**
- **STYLISH LIVING SPACE**
- **2 YEAR OLD BATHROOM**
- **DOUBLE GLAZED**
- **GARAGE**
- **BRIGHT AND AIRY**
- **TWO BEDROOMS**
- **DUAL ASPECT**
- **UNDERFLOOR HEATING**
- **CONVENIENT LOCATION**







#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

19'7 x 4'10 (max) (5.97m x 1.47m (max))

##### **LOUNGE/DINING/KITCHEN**

23'10 (max) x 13'2 (7.26m (max) x 4.01m)

##### **BEDROOM ONE**

12'2 x 8'10 (3.71m x 2.69m)

##### **BEDROOM TWO**

11'4 x 9'8 (3.45m x 2.95m)

##### **BATHROOM**

7'3 x 5'6 (2.21m x 1.68m)

##### **ELECTRIC UNDERFLOOR HEATING**

##### **DOUBLE GLAZED WINDOWS**

##### **COMMUNAL GARDEN**

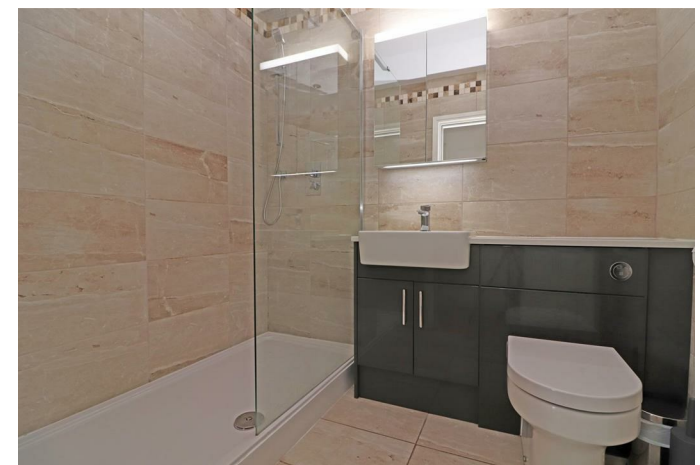
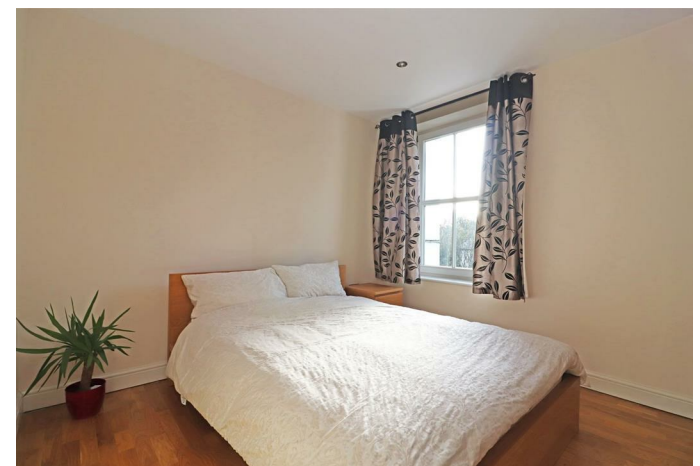
##### **EN BLOCK GARAGE**

##### **COMMUNAL PARKING**

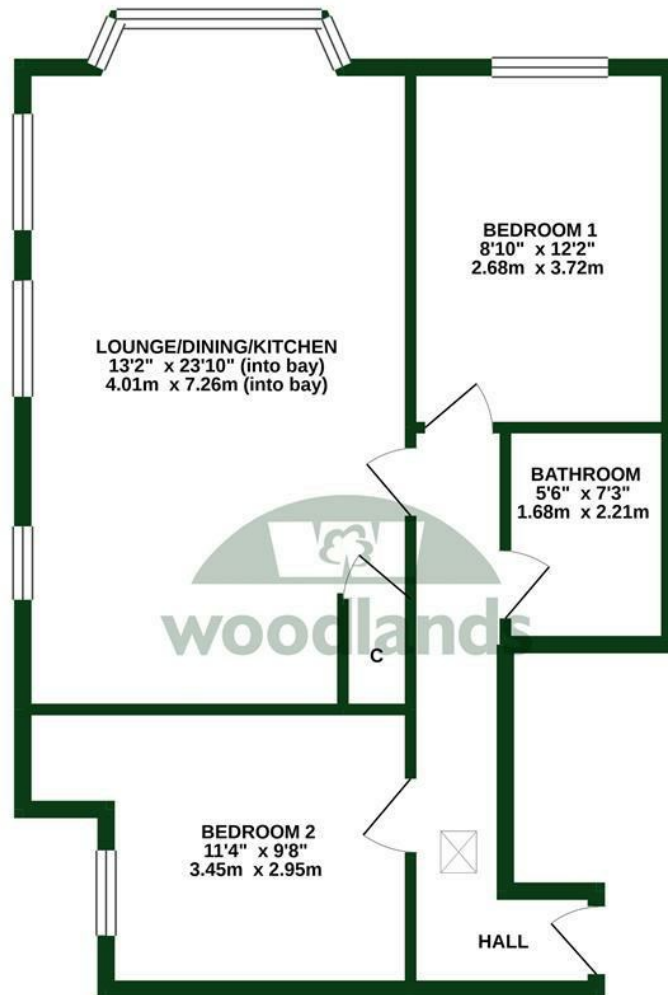
##### **LEASE: 99 YEARS FROM 2012**

##### **GROUND RENT: £200 PA**

##### **MAINTENANCE: £1,050 PA**



FIRST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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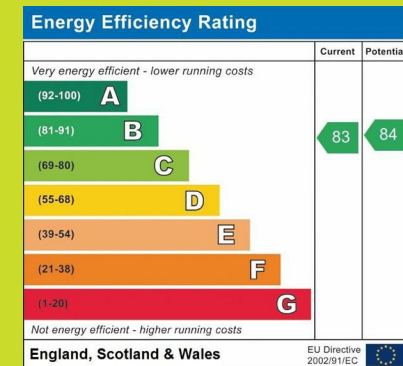
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