



5 HOLCON COURT, REDHILL, SURREY, RH1 2JZ
£300,000

TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE GARDENS IN A PEACEFUL CUL DE SAC LOCATION.

Situated to the north side of Redhill this ground floor two double bedroom maisonette is easily accessible to the town centre and mainline train station. It offers spacious accommodation, is well presented and has a contemporary kitchen making it perfect for first time buyers and downsizers looking for somewhere ready to move in to.

From the private front door you step into the bright lounge with it's large south facing window, from the lounge you access the contemporary kitchen with plenty of storage and it's door into the rear garden. This private outside space has a great decking area, planted borders and lawn, there is a side gate with access around the building and a brick built storage shed. 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 available and highly recommended so contact Woodlands to arrange your visit now!

- | | |
|-----------------------|-----------------------|
| ■ GROUND FLOOR | ■ GOOD CONDITION |
| ■ GAS HEATING | ■ PRIVATE REAR GARDEN |
| ■ LONG LEASE | ■ PRIVATE ENTRANCE |
| ■ TWO DOUBLE BEDROOMS | ■ MODERN KITCHEN |
| ■ GARAGE | ■ CUL-DE-SAC LOCATION |





ROOM DIMENSIONS:

LOUNGE/DINING ROOM

12'8" x 12'10" (3.86m x 3.91m)

KITCHEN

10' x 7'4" (3.05m x 2.24m)

INNER HALL

BEDROOM ONE

11' x 11' (3.35m x 3.35m)

BEDROOM TWO

10'3" x 10'8" (3.12m x 3.25m)

BATHROOM

6'2" max x 6'10" max (1.88m max x 2.08m max)

OUTSIDE

PRIVATE REAR GARDEN

GARAGE IN A BLOCK

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

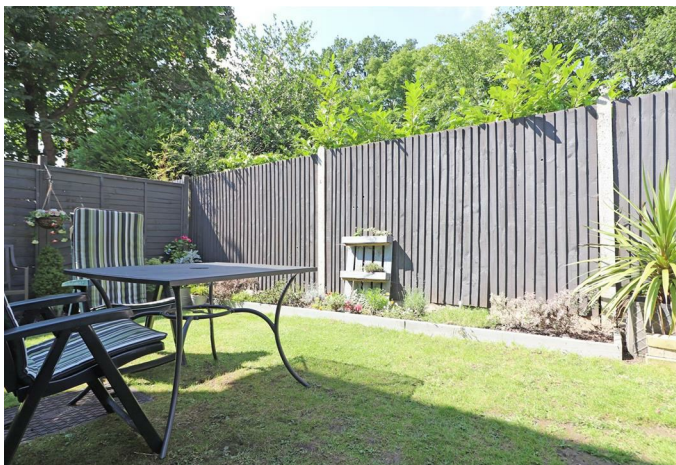
LEASE LENGTH: 215 YEARS FROM 1974

GROUND RENT: PEPPERCORN

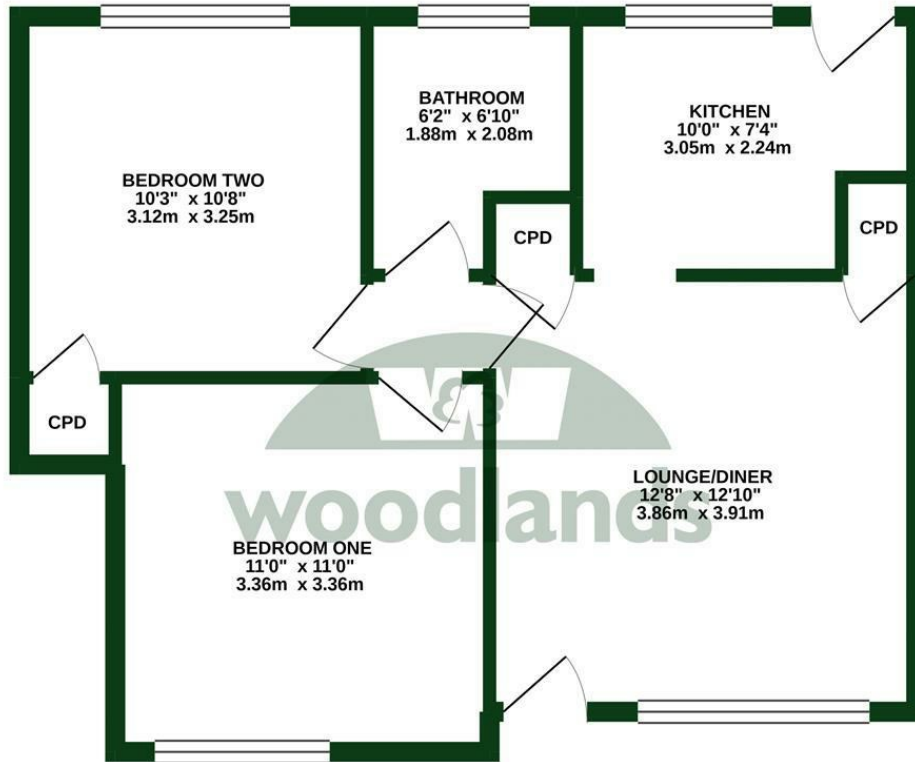
BUILDINGS INSURANCE: £516 PER ANNUM

MAINTENANCE: AS AND WHEN

COUNCIL TAX BAND: C

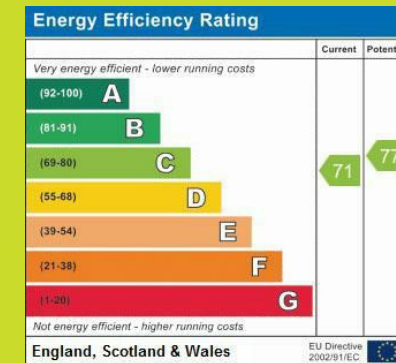


GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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.
Made with Metropix ©2021



To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.