



**3 RANMORE HOUSE 17 ST. JOHNS TERRACE ROAD, REDHILL, SURREY,
RH1 6HS
£189,000**

**FIRST FLOOR APARTMENT CLOSE TO EARLSWOOD STATION
WITH NO ONWARD CHAIN**

This first floor one bedroom apartment is situated just round the corner from Earlswood railway station and the other local amenities, it is also easily accessible to Redhill town centre.

Available to the market with no onward chain, this property would be ideal for a first time buyer or rental investor. Presented in good order throughout having been recently redecorated and re-carpeted, the spacious layout gives independent access to all the rooms from the entrance hall.

To the front of the property is a large 13ft lounge/diner, there is a separate fitted kitchen, with a window, to the rear and a spacious bedroom which has plenty of room for wardrobes and other furniture. There is also the fitted modern bathroom which also has a window.

The property has electric heating and comes with the benefit of an allocated off road parking space, in addition to which there are numerous visitor spaces to the rear of the building.

Call Woodlands now to view!

- **FIRST FLOOR APARTMENT**
- **13FT LOUNGE**
- **ELECTRIC HEATING**
- **CLOSE TO EARLSWOOD STATION**
- **LONG LEASE**
- **DOUBLE BEDROOM**
- **SEPARATE KITCHEN**
- **ALLOCATED PARKING**
- **VISITOR PARKING**
- **CHAIN FREE**





ROOM DIMENSIONS:

ENTRANCE HALL

9'7 x 5'10 (2.92m x 1.78m)

LOUNGE

13'6 x 10'11 (4.11m x 3.33m)

KITCHEN

11'1 x 5'6 (3.38m x 1.68m)

DOUBLE BEDROOM

13'8 x 9'1 (4.17m x 2.77m)

BATHROOM

7'0 x 6'0 (2.13m x 1.83m)

ELECTRIC HEATING

ALLOCATED PARKING FOR ONE CAR

LEASE: 97 YEARS REMAINING

GROUND RENT: £199.78 PER ANNUM

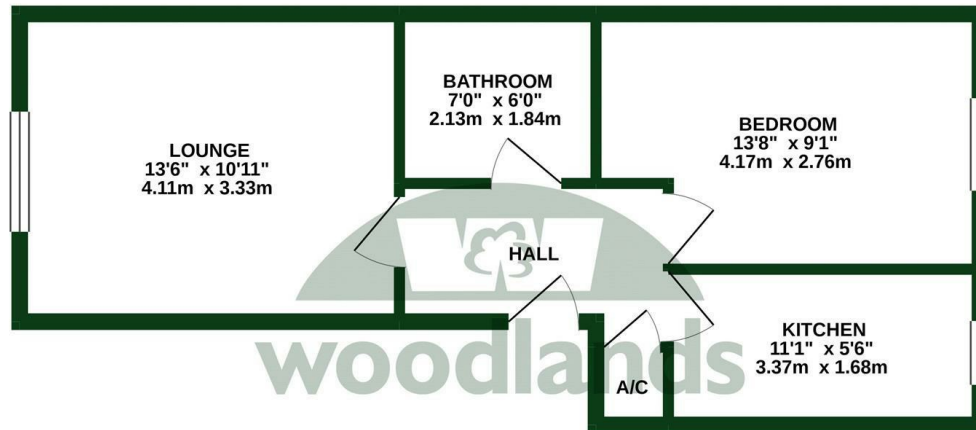
MAINTENANCE: £964.98 PER ANNUM

BUILDINGS INSURANCE: £111.11 PER ANNUM

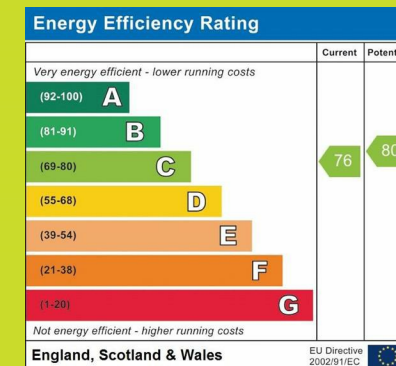
COUNCIL TAX BAND: C



FIRST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 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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