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FLAT 122 NOBEL HOUSE, 4 QUEENSWAY, REDHILL, SURREY, RH1 1TY

£245,000

LEASEHOLD

Located right in the centre of Redhill town, this top floor property is superbly convenient for the wide range of shops on offer. In addition, you are only a few minutes walk to Redhill's mainline train station, which benefits from direct services to central London, Gatwick, Reading, Guildford and Tonbridge.

Nobel House benefits from a secure entry foyer, and lifts to all floors. In addition, there is a 136 years remaining on the lease.

Through the front door there is a large, L-shape hallway with a generous built in storage and airing cupboard, that also houses the washing machine and ventilation system. You have a bright, open plan living and kitchen space, that has outstanding, southerly views right across Redhill. there are two double bedrooms, a main bathroom and en-suite shower room.

The property has just been re-carpeted and freshly decorated, making it an ideal option for a first time buyer.

If parking is required, you can purchase a Reigate and Banstead permit for one of the number of public car parks that are within walking distance.

In addition to the great selection of shops, Redhill town also has a weekly local market, with some wonderful food stall. You have superb leisure facilities at the Light, including a multi screen cinema, shuffle board, bowling, pool, an arcade, mini golf and axe throwing.

- **TOP FLOOR**
- **SOUTHERLY VIEWS**
- **OPEN LOUNGE/KITCHEN**
- **BATHROOM**
- **COUNCIL TAX BAND: C**
- **TWO BEDROOMS**
- **CENTRAL LOCATION**
- **DOUBLE GLAZED**
- **EN-SUITE SHOWER ROOM**
- **EPC RATING: C**













ROOM DIMENSIONS:

TOP FLOOR

L SHAPED ENTRANCE HALL

OPEN PLAN LOUNGE/DINER/KITCHEN
11'09" x 22'09" (3.58m x 6.93m)

BEDROOM ONE
9'09" x 15'09" (2.97m x 4.80m)

EN-SUITE SHOWER
4'11" x 6'05" (1.50m x 1.96m)

BEDROOM TWO
9'01" x 11'07" (2.77m x 3.53m)

BATHROOM
6'07" x 6'05" (2.01m x 1.96m)

OUTGOINGS

LEASE LENGTH: 136 YEARS

SERVICE CHARGE: £2,001.32 PER ANNUM

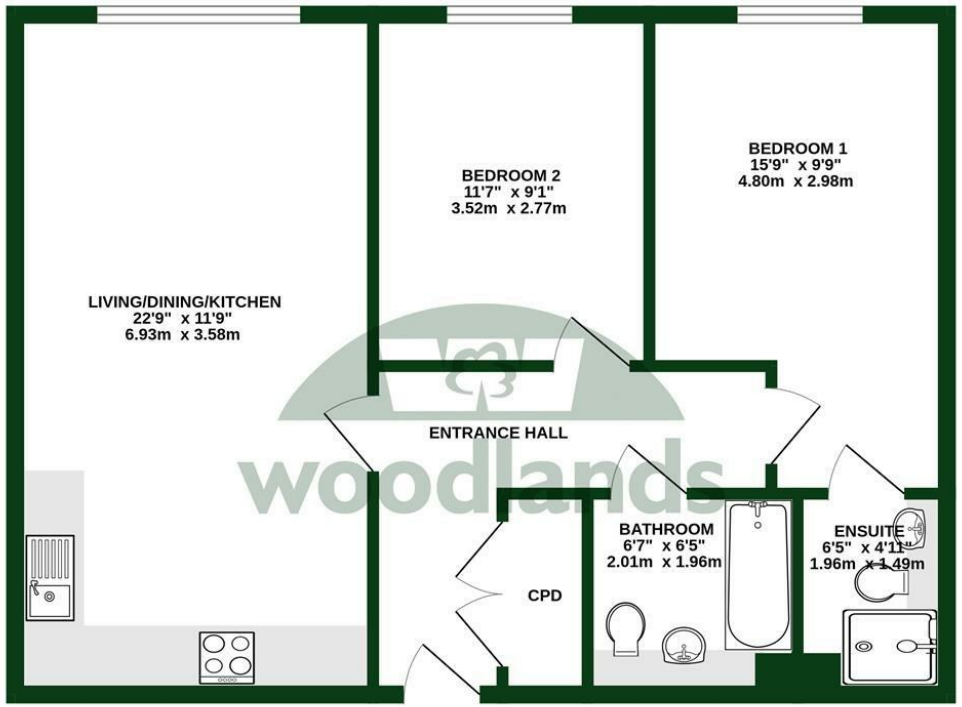
GROUND RENT: £300 PER ANNUM







TOP FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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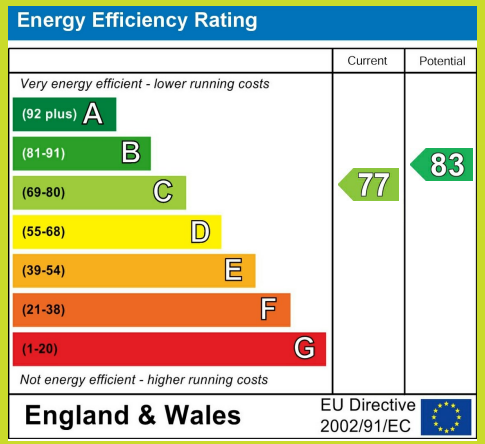
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