



21 GRAHAM HOUSE TIMPERLEY GARDENS, REDHILL, SURREY, RH1 2BQ

£145,000

LEASEHOLD

***** CENTRALLY LOCATED STUDIO APARTMENT PRESENTED IN EXCELLENT CONDITION, OFFERING SUPERB VALUE FOR MONEY *****

Situated near to local shops and schools, this second floor studio apartment offers either a great opportunity to get on the ladder or alternatively a solid investment option.

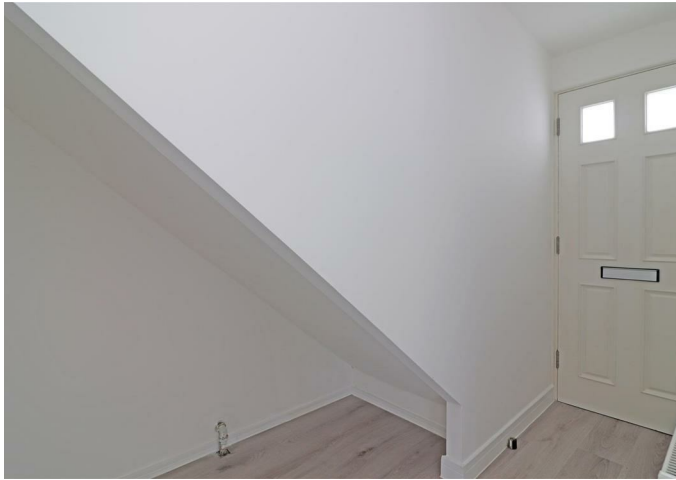
Through the front door there is an entrance hall with a storage recess, the main studio area is bright and a good size, with a large double glazed window to the rear of the building overlooking the communal gardens. You have a modern shower room with a double glazed window to the front, and off the studio room there is a separate kitchen which has integrated appliances and a double glazed window to the front.

The property benefits from a secure entry phone system, communal parking and gardens to the front and rear of the building. Across the street there is a parade of shops which include and convenience store, a family butchers and food outlet.

Redhill's bustling town centre centre is only a short walk from the property, and offers a great range of shops and amenities, including a new cinema and leisure complex, a shopping centre, 24 hour gym, and excellent rail links to London, Gatwick, Guildford, Reading and the south coast.

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|-----------------------|-------------------------|
| ■ GREAT INVESTMENT | ■ STUDIO APARTMENT |
| ■ SECOND FLOOR | ■ COMMUNAL GARDENS |
| ■ SHOPS NEARBY | ■ HALF A MILE FROM TOWN |
| ■ CENTRAL LOCATION | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: A | ■ EPC RATING: C |





ROOM DIMENSIONS:

FRONT DOOR

ENTRANCE HALL

12'1 x 2'7 (3.68m x 0.79m)

STUDIO

15'4 x 13'8 (4.67m x 4.17m)

KITCHEN

8'11 x 6'2 (max) (2.72m x 1.88m (max))

SHOWER ROOM

8'10 x 2'7 (2.69m x 0.79m)

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

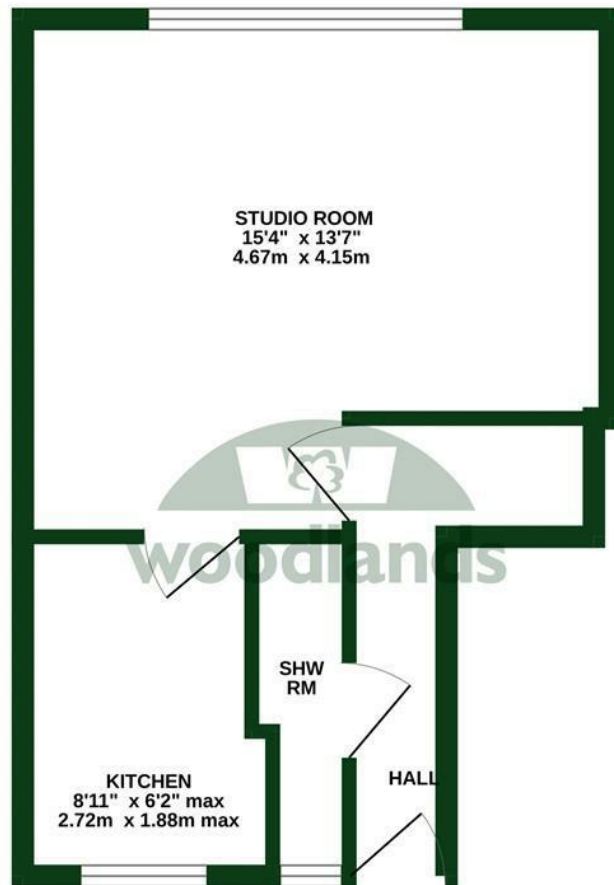
LEASE: 88 YEARS REMAINING

GROUND RENT: £10 PER ANNUM

MAINTENANCE: £678.65 PER ANNUM (23/24)



SECOND FLOOR



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) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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