
woodlands

5 HOLCON COURT, REDHILL, SURREY, RH1 2JZ
£325,000
LEASEHOLD

Two double bedroom maisonette, with a private rear garden, garage en-block and modern kitchen, located in a cul de sac close to Redhill town and station.

This ground floor property benefits from direct access to its own garden, as well as a private front door. There is a lounge/dining room with a large window to the front and built in storage, a stylish separate kitchen with a door to the rear garden and an inner hallway which connects to both double bedrooms and a family bathroom.

There is a side access way to the rear garden, where you will find a brick store, The garden itself is mainly laid to lawn, with a raised deck, outdoor tap and fenced boundaries, in addition there is an open plan lawn garden to front that also belongs to this property.

Within Holcon court there is ample space to park, this property also benefits from a garage en-block at the end of the cul de sac.

In addition, there are 163 years still left on the lease and a straightforward as and when approach to the upkeep of the building.

Nearby there are a couple of local shops, as well as bus stops for the 405 services, that connects you directly to Redhill town centre, and up to Croydon as well.

Redhill itself is only a mile away, and therefore gives you easy access to direct trains to central London, in as little as 29 minutes, and a great range of shops, a weekly market in the main square, restaurants, a 24 hour gym and a superb multi screen cinema complex.

- **GROUND FLOOR**
- **MODERN KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **CLOSE TO SHOPS**
- **COUNCIL TAX BAND: C**
- **163 YEAR LEASE**
- **PRIVATE GARDEN**
- **GARAGE**
- **CUL DE SAC LOCATION**
- **EPC RATING: C**













ROOM DIMENSIONS:

PRIVATE FRONT DOOR

LOUNGE/DINING ROOM
12'11 x 12'8 (3.94m x 3.86m)

KITCHEN
10'0 x 7'4 (3.05m x 2.24m)

BEDROOM ONE
11'0 x 11'0 (3.35m x 3.35m)

BEDROOM TWO
10'8 x 10'3 (3.25m x 3.12m)

BATHROOM
6'10 x 6'2 (2.08m x 1.88m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE REAR GARDEN

EN BLOCK GARAGE

YEARS REMAINING ON LEASE: 163

GROUND RENT: PEPPERCORN

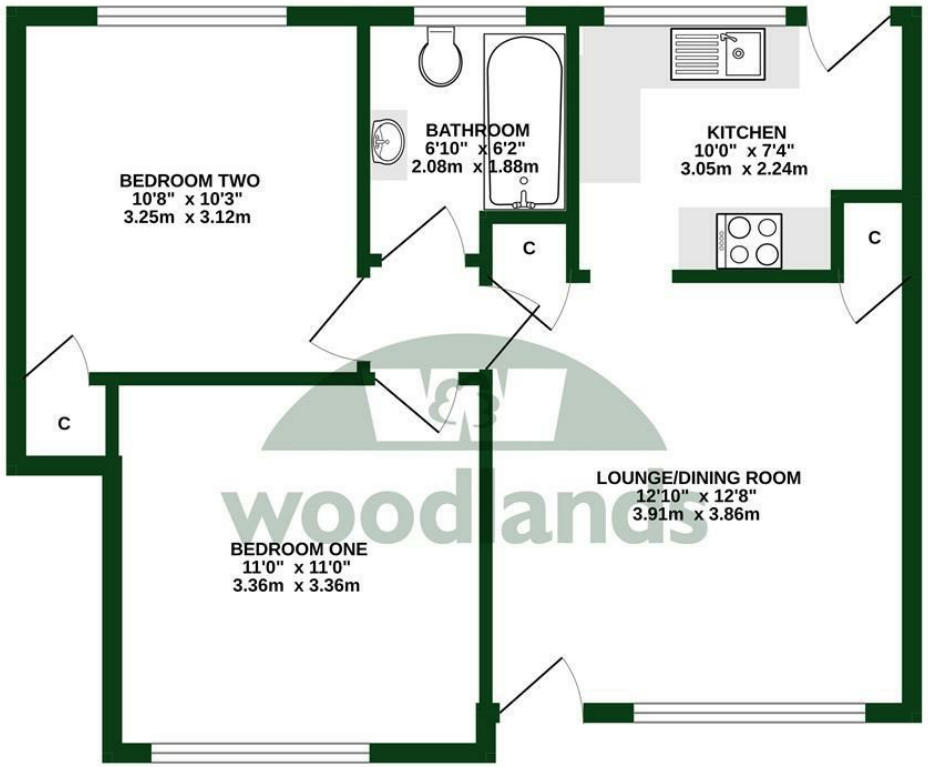
SERVICE CHARGES: ON AN AS & WHEN BASIS







GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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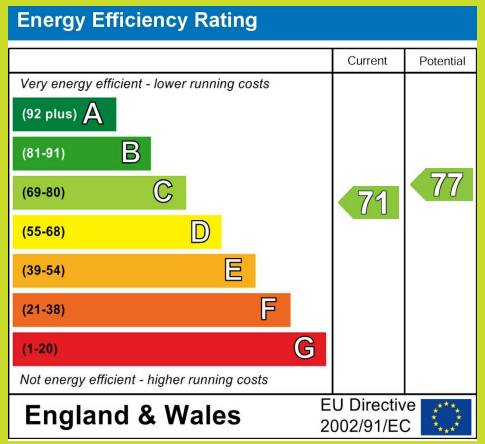
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