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01737 77777
139A
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139C FRENCHES ROAD, REDHILL, SURREY, RH1 2HZ
STARTING BID £100,000
LEASEHOLD

Being Sold via Secure Sale online bidding.
Terms & Conditions apply.
Starting Bid £100,000

The double fronted detached building sits screened from the road in a convenient location to the north side of Redhill town centre. It is within three quarters of a mile of the town centre and mainline railway station but also benefits from a number of nearby amenities including a Tesco Metro, doctors surgery, nature reserve and country park, as well as Battlebridge athletics track.

This spacious first floor apartment is available with no chain and offers scope for further improvement, the split level layout brings a unique feel to the property. Off the hallway is the bathroom with a fitted white suite, built in airing cupboard and window, and the kitchen which overlooks the gardens and has built in units and space for appliances, that could be upgraded if wanted.

Up the steps the living accommodation opens out into the 14ft lounge with high ceilings and a feature fireplace as well as a sash window. The bedroom again over 14ft has a large sash window to the front.

Outside there is a communal parking area to the front, and to the rear a west facing communal lawned garden.

A Legal Pack is available upon request, this pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any SDLT liability associated with overall purchase costs.

- **FIRST FLOOR PERIOD APARTMENT**
- **DOUBLE BEDROOM**
- **OVER 500 SQ FT**
- **COMMUNAL GARDENS**
- **COUNCIL TAX BAND: B**
- **14FT LOUNGE**
- **GAS HEATING TO RADIATORS**
- **COMMUNAL PARKING**
- **CHAIN FREE**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE
14'1 x 12'2 (4.29m x 3.71m)

KITCHEN
9'3 x 6'0 (2.82m x 1.83m)

DOUBLE BEDROOM
14'3 x 14'1 (4.34m x 4.29m)

BATHROOM
7'10 x 5'6 (2.39m x 1.68m)

GAS HEATING TO RADIATORS

SASH WINDOWS

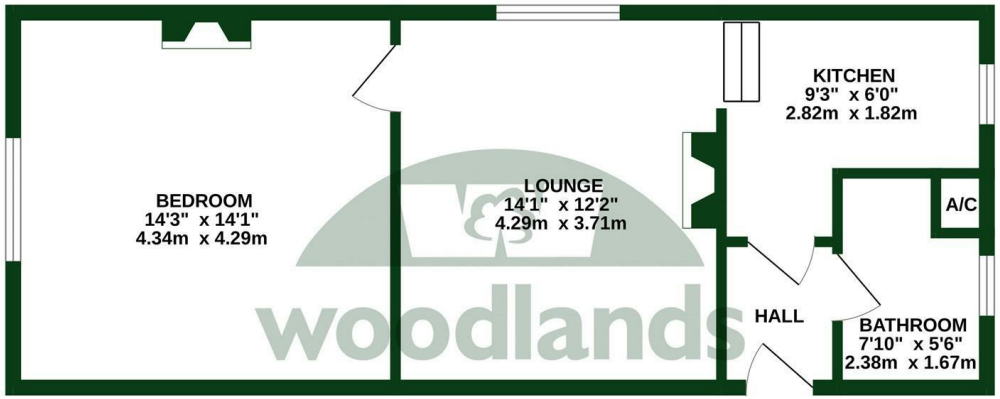
COMMUNAL PARKING

YEARS REMAINING ON LEASE: 147

GROUND RENT: £100 PA

MAINTENANCE: £2,132 PA

FIRST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 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.
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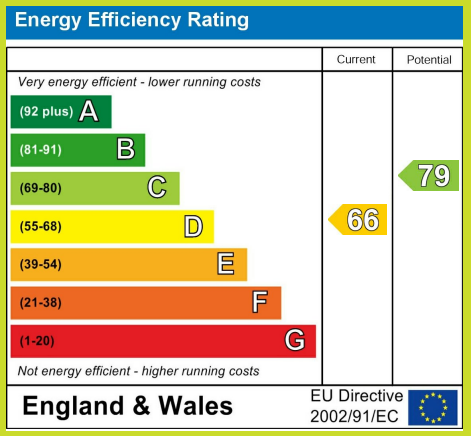

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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