
woodlands

FLAT 2 CHESTNUT MEAD OXFORD ROAD, REDHILL, SURREY, RH1 1DR

£175,000

LEASEHOLD

Two bedroom property tucked away in a great location just minutes from Redhill town centre, and offering no onward chain.

A wonderful option for anyone downsizing, this very popular development designed for residents over the age of 60, has only a handful of two bedroom properties within it, so very much worth taking a look.

The property has an entrance hall with ample storage, a spacious lounge/dining room, a separate kitchen, modern shower room and two good size bedrooms. There are double glazed windows and modern Dimplex quantum electric heaters.

Chestnut Mead has off road parking for residents and visitors, as well as communal gardens and a residents laundry room.

Redhill town centre is only a third of a mile away, and offers a wide range of shops, a multi screen cinema complex and extensive transport links. In addition, Donyngs leisure centre is just across the road, and offers excellent facilities.

- **RESIDENTS OVER 60 YEARS OLD**
- **LOUNGE/DINING ROOM**
- **WET ROOM**
- **QUIET AREA**
- **COUNCIL TAX BAND: C**
- **170 YEAR LEASE**
- **TWO BEDROOMS**
- **LAUNDRY ROOM**
- **CONVENIENT LOCATION**
- **EPC RATING: D**













ROOM DIMENSIONS:

ENTRANCE HALL
11'9 x 6'6 (3.58m x 1.98m)

LOUNGE/DINING ROOM
17'8 x 11'5 (5.38m x 3.48m)

KITCHEN
9'9 x 8'2 (2.97m x 2.49m)

BEDROOM ONE
12'10 x 8'7 (3.91m x 2.62m)

BEDROOM TWO
9'9 x 7'10 (2.97m x 2.39m)

SHOWER ROOM
6'6 x 5'5 (1.98m x 1.65m)

QUANTUM ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL LAUNDRY ROOM

RESIDENTS PARKING

YEARS REMAINING ON LEASE: 170

GROUND RENT: £25 PER ANNUM

SERVICE CHARGES: £1,982.64 PER ANNUM

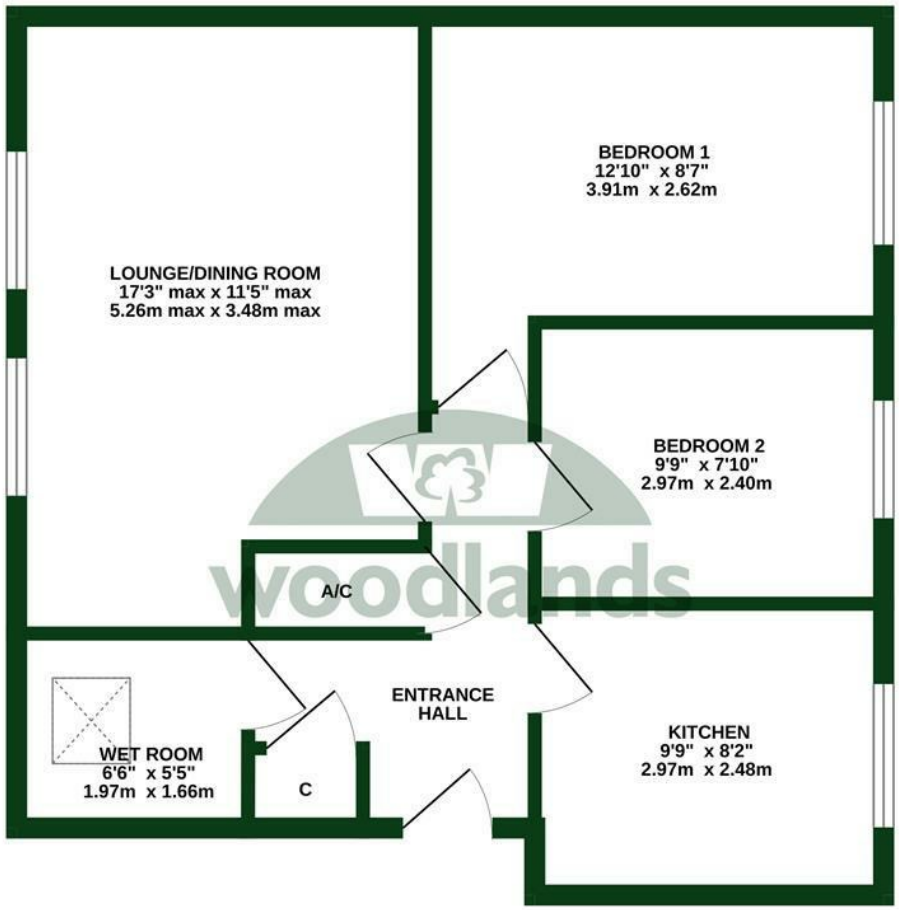




ADDITIONAL INFORMATION

1. The age restriction of 60 years but may be flexible in exceptional circumstances as decided by Raven Housing Trust.
2. Raven Housing Trust hold a silent 20% interest in the properties within the development.
3. The development is linked with the Chilmead Sheltered Housing Complex in North Street, which is where the warden is based. There are daily visits carried out by the Sheltered Housing Officer.
4. On sale of the property, the seller makes a contribution to the Maintenance Fund based upon the number of years they have owned the property. The calculation is as follows:-
0.5% per annum of 80% the property value.

FIRST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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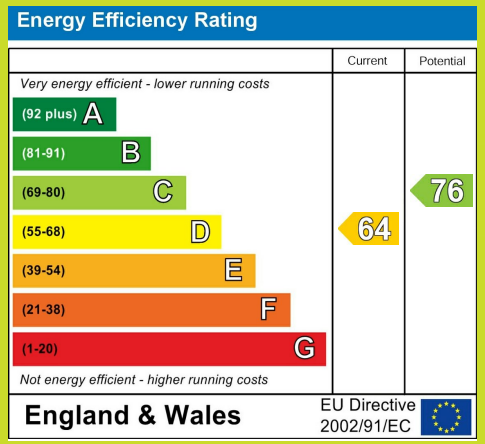
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