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for sale  
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**116 ALPINE COURT ALPINE ROAD, REDHILL, SURREY, RH1 2LF**  
**£299,950**  
**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* SUPERB FIRST FLOOR APARTMENT, WITH TWO DOUBLE BEDROOMS AND BOTH A BATHROOM AND SHOWER ROOM \*\*\***

Located in a quiet cul de sac, only 0.75 of a mile north of Redhill town centre, this first floor apartment is in a perfect spot to take advantage of the excellent amenities and transport links available in Redhill.

Through the front door there is an L shaped hallway, with built in storage. The living space is a dual aspect lounge/dining room, with a pleasant outlook into the trees and there is a separate kitchen, with a double glazed window to the front. Both bedrooms are equal size doubles, with built in double wardrobes. You have a stylish bathroom, as well as a separate shower room, making the layout great for sharers.

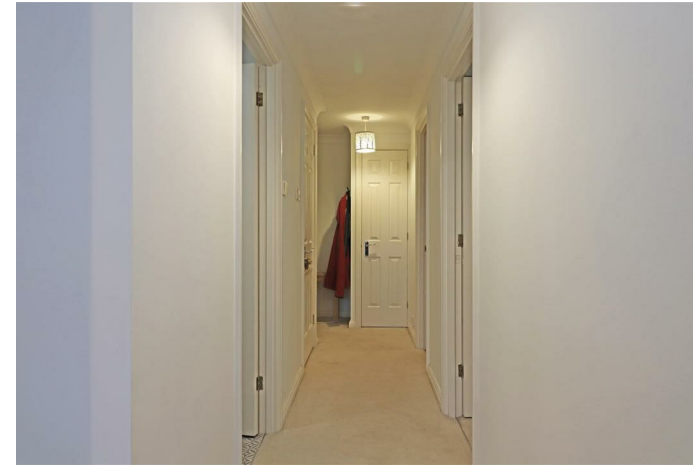
Outside you benefit from two allocated parking spaces, very much a rare feature so close to the town centre. In addition there are communal bin stores, well kept gardens, and a share of the freehold, as well as a 970 year remaining lease term.

Redhill town centre, which is only a short walk from Alpine Court, offers an excellent range of high street shops, in addition to the Belfry shopping centre. There is a weekly local market within the main square, a number of pubs and restaurants, as well as a modern, multi screen cinema complex, which offers bowling, American pool, a weekly quiz and a number of other activities.

Those seeking transport links and spoilt for choice, with mainline trains to central London in around 30 minutes, as well as services to Gatwick Airport, Guildford, Reading and Tonbridge.

- |                                         |                                   |
|-----------------------------------------|-----------------------------------|
| ■ <b>FIRST FLOOR APARTMENT</b>          | ■ <b>QUIET LOCATION</b>           |
| ■ <b>DUAL ASPECT LOUNGE/DINING ROOM</b> | ■ <b>SEPARATE KITCHEN</b>         |
| ■ <b>TWO DOUBLE BEDROOMS</b>            | ■ <b>BATHROOM AND SHOWER ROOM</b> |
| ■ <b>SHARE OF FREEHOLD</b>              | ■ <b>TWO PARKING SPACES</b>       |
| ■ <b>COUNCIL TAX BAND: D</b>            | ■ <b>EPC RATING: C</b>            |





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

23'0 x 9'1 (7.01m x 2.77m)

##### **LOUNGE/DINING ROOM**

14'8 x 12'2 (4.47m x 3.71m)

##### **KITCHEN**

11'4 x 7'5 (3.45m x 2.26m)

##### **BEDROOM ONE**

12'11 x 8'7 (3.94m x 2.62m)

##### **BEDROOM TWO**

12'11 x 8'7 (3.94m x 2.62m)

##### **BATHROOM**

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

##### **SHOWER ROOM**

5'6 x 5'3 (1.68m x 1.60m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**OFF ROAD PARKING FOR TWO CARS**

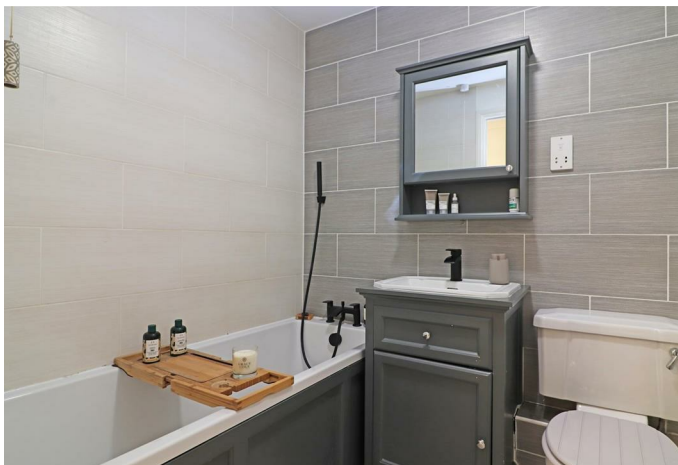
**COMMUNAL GARDENS**

**YEARS REMAINING ON LEASE: 970**

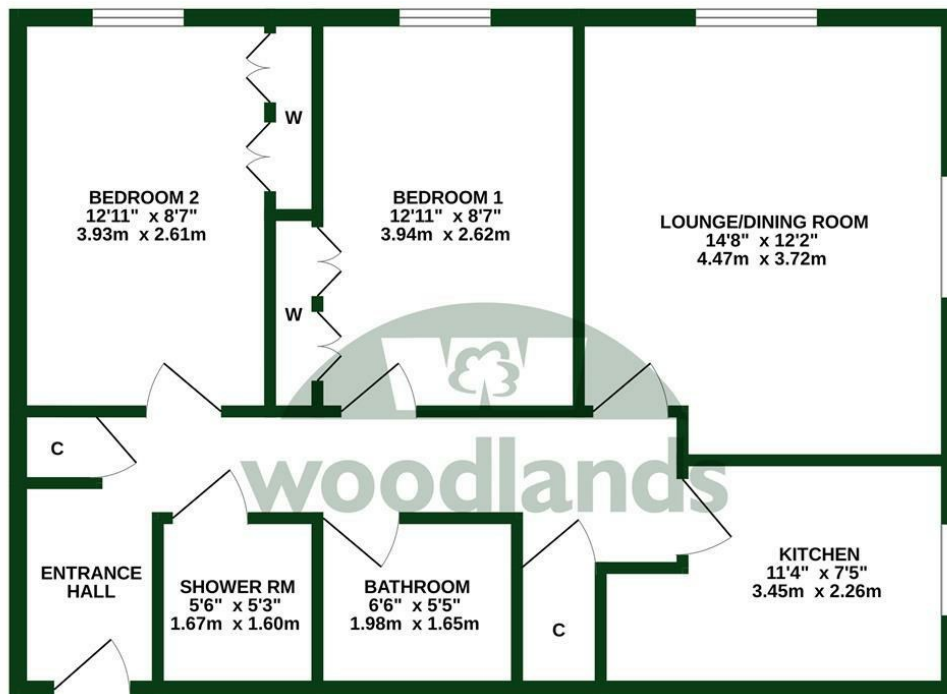
**SHARE OF FREEHOLD**

**GROUND RENT: £1 PER ANNUM**

**SERVICE CHARGES: £3,200 PER ANNUM**



**FIRST FLOOR**  
678 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (62.9 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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