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woodlands

FLAT 1, 157 GARLANDS ROAD, REDHILL, SURREY, RH1 6NY
£475,000
LEASEHOLD

*** IMPRESSIVELY SPACIOUS, THREE BEDROOM SPLIT LEVEL PROPERTY WITH A PRIVATE GARDEN AND OFF ROAD PARKING WITH EV CHARGING FACILITY ***

** CURRENTLY USED AS AN AirBnB GENERATING BETWEEN UP TO £80 PER ROOM PER NIGHT **

This larger than average, three bedroom property has been fully refurbished and converted to offer excellent space in a convenient location.

To the front there is an enclosed storm porch which leads to the generous entrance hall which has a cloakroom. At the front the is a living room with a large bay window, then to the rear you have an open plane kitchen/dining space with Velux windows. On the first floor there is a split level landing, two double bedrooms and a family bathroom, on the top floor there is a 20ft principal bedroom with a Juliet balcony to the rear and a separate shower room.

Outside there is off road parking for one car to the front with an EV charging point, a communal side access leads down to a 35ft private garden that is laid to lawn and has a large outbuilding.

Garlands Road has its own local shop as well as a number of food outlets nearby including a convenient M&S local within the BP garage. Redhill town is only half a mile away and offers a great range of shops, as well as a multi screen cinema and leisure centre. There are also direct train links to London, Gatwick, Reading, Guildford and Tonbridge. In addition there is a wealth of beautiful, public green spaces close by.

- **RECENTLY CONVERTED**
- **THREE BEDROOMS**
- **KITCHEN/DINING ROOM**
- **PRIVATE GARDEN**
- **COUNCIL TAX BAND: C**
- **SPLIT LEVEL PROPERTY**
- **LOUNGE**
- **BATHROOM & SHOWER ROOM**
- **OFF ROAD PARKING**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE PORCH
4'0 x 2'7 (1.22m x 0.79m)

ENTRANCE HALL
18'9 x 4'10 (5.72m x 1.47m)

CLOAKROOM
4'10 x 2'11 (1.47m x 0.89m)

LOUNGE
13'8 x 12'6 (4.17m x 3.81m)

DINING ROOM
12'0 x 11'4 (3.66m x 3.45m)

KITCHEN
11'5 x 9'7 (3.48m x 2.92m)

FIRST FLOOR

BEDROOM TWO
12'0 x 11'6 (3.66m x 3.51m)

BEDROOM THREE
11'9 x 10'3 (3.58m x 3.12m)

BATHROOM
8'3 x 6'1 (2.51m x 1.85m)

SECOND FLOOR

BEDROOM ONE
20'8 x 10'5 (6.30m x 3.18m)

SHOWER ROOM
10'5 x 5'10 (3.18m x 1.78m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

OFF ROAD PARKING

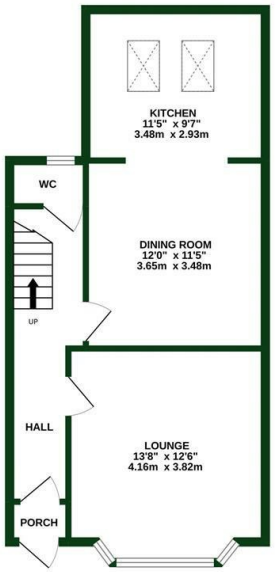
OUTBUILDING
17'6 x 10'9 (5.33m x 3.28m)

NEW LEASE: 999 YEARS

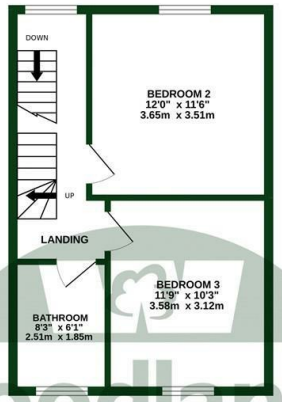
GROUND RENT: PEPPERCORN

MAINTENANCE: ON AN AS & WHEN BASIS (70%)

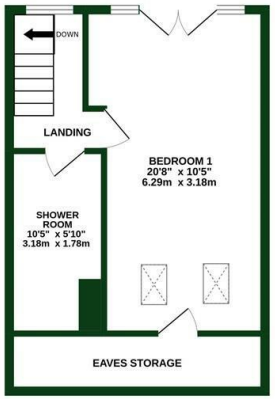
GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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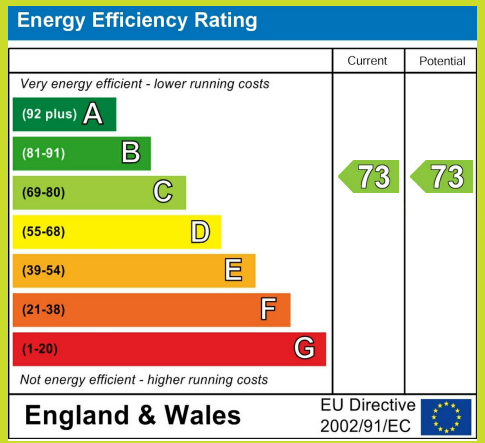

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