1- 24 NICHE PLACE
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2 NICHE PLACE, 6 BROOK ROAD, REDHILL, SURREY, RH1 6DL
£275,000
LEASEHOLD

Spacious, 2 bedroom apartment in a gated development, with a large balcony and underground parking.

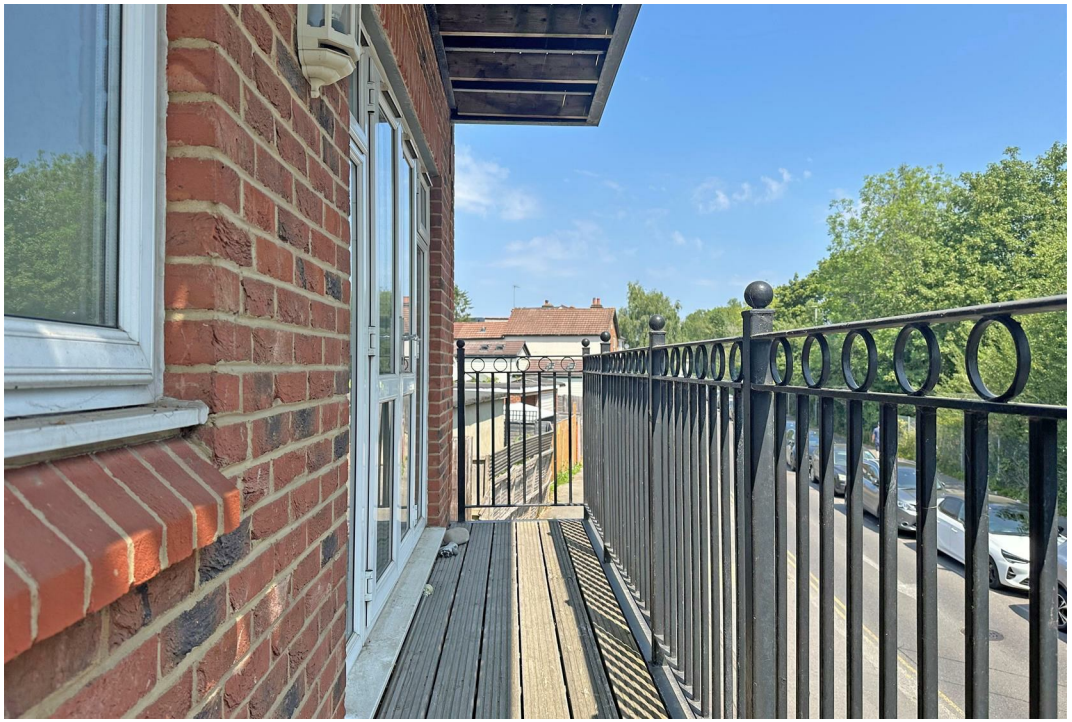
Built around 20 years ago, Niche Place is a smart, gated development located within easy reach of both Redhill and Earlswood train stations, as well as a range of handy local shops.

The apartment has a generous living space, with French doors to a private balcony, and a door to a separate fitted kitchen, which has integrated appliances, a window to the side and glass block work between the living room for extra light. The entrance hall has a wall mounted entry phone system, there is a family bathroom and two bedrooms, with an en-suite shower room and fitted wardrobes for the main bedroom.

There are shared gardens to the rear of the building, a bike store, then underground parking and a communal bin store.

Redhill town centre is a short walk away, and offers a wide range of shops, a weekly local market, shopping centre, multi screen cinema and 24 hour gym. In addition, there are a number of pubs and restaurants, mainline trains to central London and Gatwick, and extensive bus routes.

- **BALCONY FLAT**
- **SPACIOUS LIVING AREA**
- **TWO DOUBLE BEDROOMS**
- **UNDER COVER PARKING**
- **COUNCIL TAX BAND: D**
- **GATED DEVELOPMENT**
- **SEPARATE KITCHEN**
- **BATHROOM AND ENSUITE**
- **SHOPS NEARBY**
- **EPC RATING: C**



ROOM DIMENSIONS:

ENTRANCE HALL
11'6 x 6'3 (3.51m x 1.91m)

LOUNGE/DINING ROOM
19'2 x 10'5 (5.84m x 3.18m)

BALCONY

KITCHEN
10'5 x 6'0 (3.18m x 1.83m)

BEDROOM ONE
14'2 x 8'10 (4.32m x 2.69m)

ENSUITE SHOWER ROOM
5'9 x 5'2 (1.75m x 1.57m)

BEDROOM TWO
14'2 x 7'2 (4.32m x 2.18m)

BATHROOM
7'2 x 6'6 (2.18m x 1.98m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

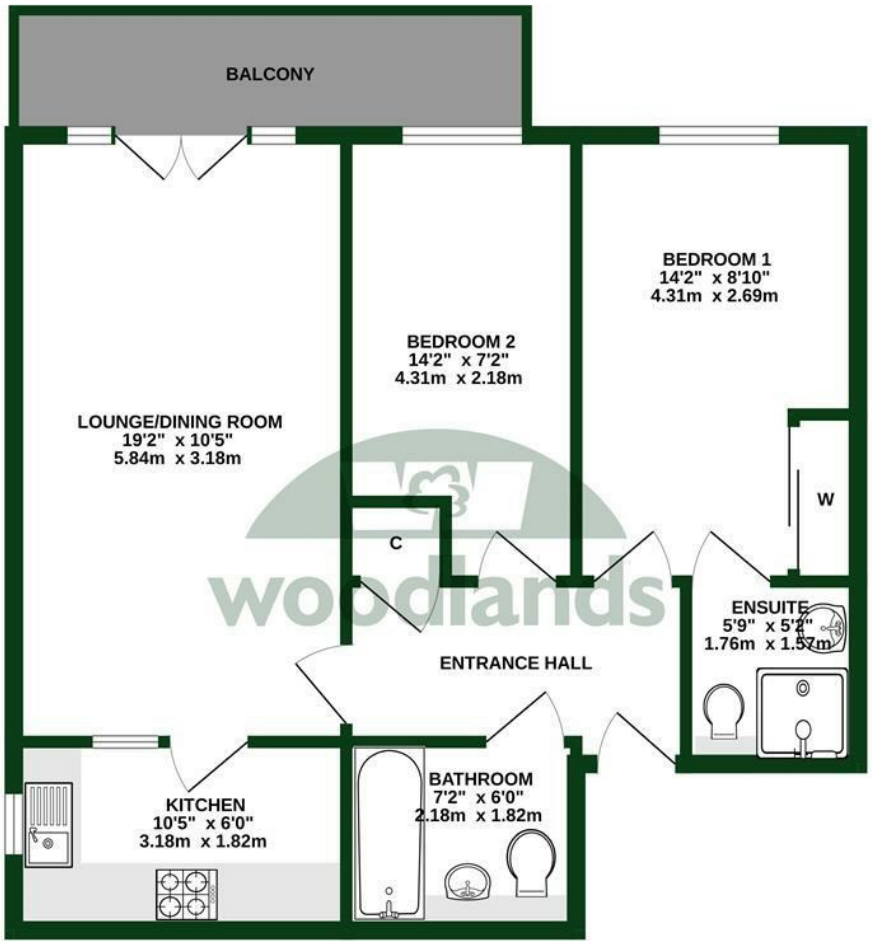
ALLOCATED PARKING FOR ONE CAR

YEARS REMAINING ON LEASE: 980

GROUND RENT: PEPPERCORN

SERVICE CHARGES: £1,810 PER ANNUM

GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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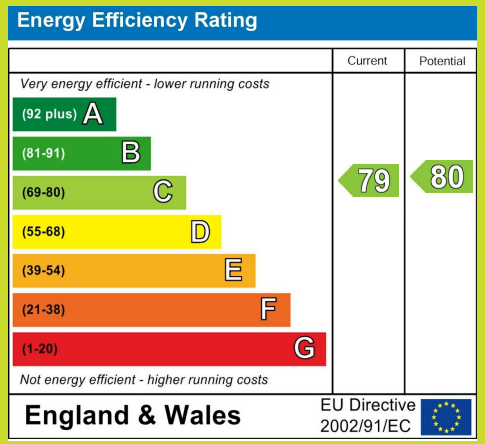

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