



**8 CHESTNUT MEAD, REDHILL, SURREY, RH1 1DR**

**£150,000  
LEASEHOLD**

This bright and well presented apartment, is designed for residents over 60 years old, and is located in a lovely little cul de sac close to Redhill town and station.

Chestnut Mead is a tucked away location that offers superbly easy access to shops, a local pub, doctors and the busy town centre of Redhill.

On the ground floor there is a storage cupboard and a communal hallway. Up on the first floor you have your private door leading to a hallway with a storage and airing cupboard. The lounge is a bright and spacious living area, there is a separate, modern kitchen, a stylish shower room and a double bedroom with fitted wardrobes.

Outside you have well tended gardens and residents parking, as well as a residents laundry room and seating area, all covered in the service charge cost.

Redhill town centre is only a short walk from Chestnut Mead, and offers a wide range high street shops, a shopping centre, multi screen cinema, weekly local market, and a number of pubs and restaurants. Donyngs Leisure Centre is just across the road and offers excellent facilities. In addition you have a great selection of transport links, including trains to central London, Gatwick and Reading and easy access to the M25.

- **FIRST FLOOR APARTMENT**
- **GREAT LOCATION**
- **MODERN KITCHEN**
- **RESIDENTS PARKING**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **MODERN INTERIOR**
- **SHOWER ROOM**
- **COMMUNAL LAUNDRY ROOM**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

9'1 x 5'4 (2.77m x 1.63m)

**LOUNGE**

13'10 x 12'0 (4.22m x 3.66m)

**KITCHEN**

8'3 x 7'3 (2.51m x 2.21m)

**BEDROOM**

11'2 x 10'5 (3.40m x 3.18m)

**SHOWER ROOM**

6'7 x 5'5 (2.01m x 1.65m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**COMMUNAL PARKING**

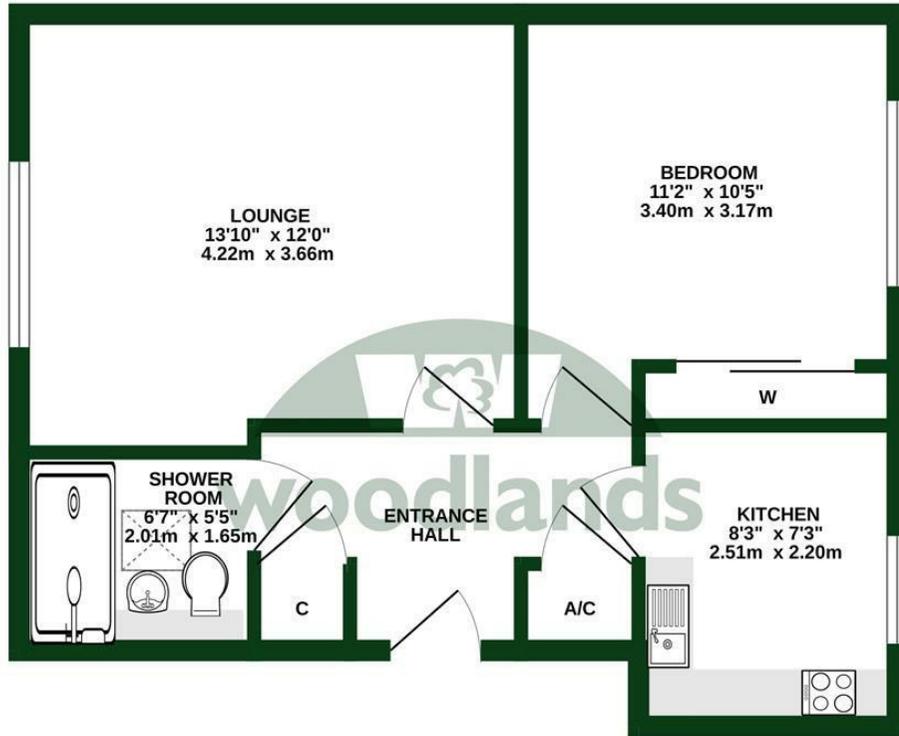
**YEARS REMAINING ON LEASE: 170**

**GROUND RENT: £35 PER ANNUM**

**SERVICE CHARGES: £1,650 PER ANNUM**



**FIRST FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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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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>	<b>77</b>	<b>78</b>
(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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