



**FLAT 6 DOUGLAS HOUGHTON HOUSE, 4 OXFORD ROAD, REDHILL, SURREY, RH1
1DT
£180,000
LEASEHOLD**

***** NO CHAIN *****

***** LARGE GARAGE *****

***** WELL PRESENTED SECOND FLOOR APARTMENT FOR RESIDENTS OVER
55 YEARS OLD *****

Located in a superbly central cul de sac, this well proportioned second floor apartment is wonderfully convenient for all the shops and amenities on offer in Redhill town centre.

Douglas Houghton House is designed for residents over the age of 55 years, and has a lift in the building, as well as communal laundry facilities, the cost of which are included in the service charge.

Through the front door there is an entrance hall with a wall mounted entry phone system, you also have a large airing cupboard. There is a living room with a big bay window that affords far reaching southerly views. You also have a double bedroom, a good size modern kitchen and a bathroom.

Outside there is a well kept communal garden to the rear of the building, and this particular apartment has the benefit of an oversized single garage, complete with power and light.

Redhill's bustling town centre is only 500 yards away, and now boasts a brand new cinema complex, with a multi lane bowling alley, axe throwing and shuffle board. In addition, there is a shopping centre and extensive transport links including rail services to London, Brighton, Guildford and Tonbridge.

- **LARGE GARAGE**
- **NO CHAIN**
- **DOUBLE BEDROOM**
- **SPACIOUS KITCHEN**
- **COUNCIL TAX BAND: B**
- **GREAT VIEWS**
- **CENTRAL LOCATION**
- **RESIDENTS OVER 55**
- **63 YEAR LEASE**
- **EPC RATING: C**





ROOM DIMENSIONS:

TOP FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LOUNGE/DINER

13'01" x 10'07" min (3.99m x 3.23m min)

KITCHEN

9'10" x 8'05" (3.00m x 2.57m)

BEDROOM

9'05" x 10'07" (2.87m x 3.23m)

BATHROOM

7'10" x 4'09" (2.39m x 1.45m)

LARGE AIRING CUPBOARD

4'10" x 4'06" (1.47m x 1.37m)

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

GARAGE IN A BLOCK

9'08" x 18'06" (2.95m x 5.64m)

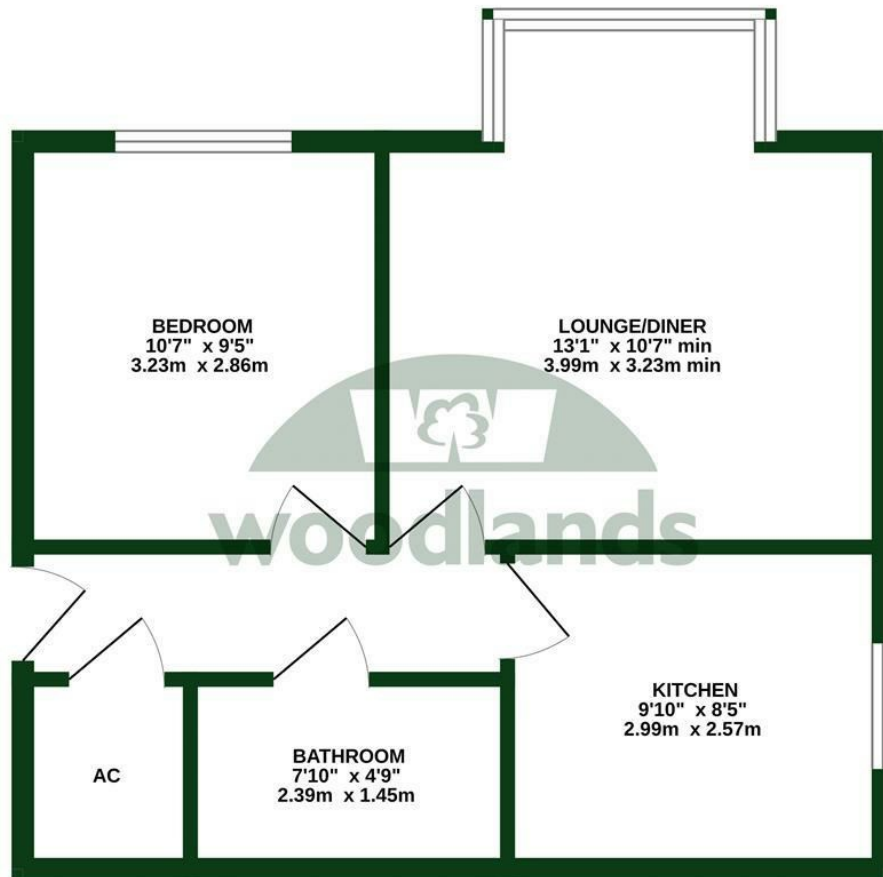
LEASE LENGTH: 63 YEARS REMAINING

SERVICE CHARGE: £1,780.00 PER ANNUM

GROUND RENT: £150 PER ANNUM



TOP FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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