



**Flat 12 Earlswood Court, 49 Earlswood Road,
Redhill RH1 6HN**

£220,000

PURPOSE BUILT FIRST FLOOR TWO BEDROOM APARTMENT WITHIN 200 METRES OF EARLSWOOD TRAIN STATION.

This modern apartment is presented in good condition throughout and is perfectly placed with convenience in mind. The open plan living area has plenty of room to accommodate a dining table and both bedrooms have built in wardrobes. The windows are replacement double glazing and the apartment has electric heating throughout.

Outside there are communal gardens and car parking. This apartment represents excellent value for money, has a 122 year lease and would be ideal for both first time buyers and rental investors alike.

DIRECTIONS: from Redhill town centre take the A23 Brighton Road. Proceed up the hill, through the traffic lights and over the brow of the hill then take the next left into Woodlands Road. Take the first right into Earlswood Road and Earlswood Court is on the right hand side.

- PURPOSE BUILT APARTMENT
- 15FT LOUNGE/DINER
- LONG LEASE
- GOOD CONDITION
- BUILT IN WARDROBES
- TWO BEDROOMS
- OFF ROAD PARKING
- MODERN BATHROOM
- CLOSE TO TRAIN STATION
- NO ONWARD CHAIN





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

15'1 x 10'0 (4.60m x 3.05m)

KITCHEN

8'8 x 7'3 (2.64m x 2.21m)

BEDROOM ONE

11'10 x 8'7 (3.61m x 2.62m)

BEDROOM TWO

10'11 x 6'1 (3.33m x 1.85m)

BATHROOM

6'4 x 6'3 (1.93m x 1.91m)

ELECTRIC HEATING

DOUBLE GLAZED

COMMUNAL GARDENS

OFF ROAD PARKING

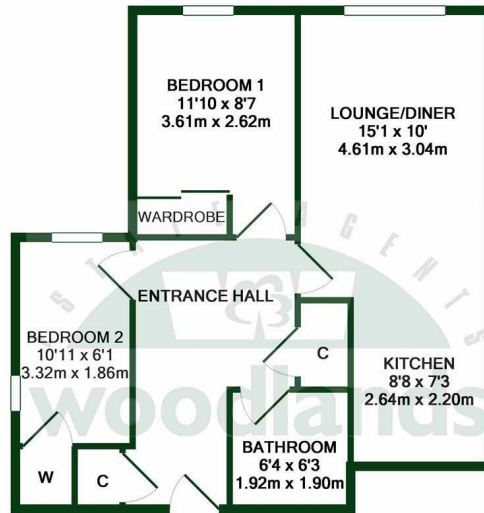
LEASE: 122 years remaining

GROUND RENT: £240 PER ANNUM

MAINTENANCE: APPROX £1,332 PER ANNUM

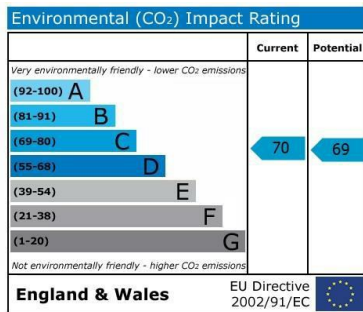
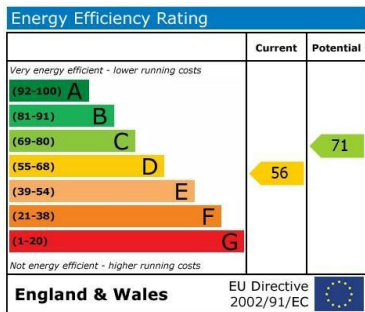
COUNCIL TAX BAND: C





TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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