



PRIVATE  
PARKING



**99 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AL**  
**£259,950**  
**LEASEHOLD**

Bright, top floor two bedroom apartment in a popular location, with easy access to Redhill station.

Situated within the ever popular "Poets" development, this good size top floor property benefits from ample residents parking, a 964 year lease and no onward chain.

Through your front door there is a generous hallway with built in storage and a separate airing cupboard. There is a lounge/dining room with a double glazed window facing to the south, and a separate modern kitchen. You have two bedrooms and a well appointed bathroom, as well as modern electric heating and double glazed windows throughout. The building has a buzzer entry system, ample residents parking and communal gardens, with access to additional green space directly opposite.

Redhill train station is around 15 minutes on foot, with the centre of town just a few minutes beyond. You have an excellent range of transport links, including direct trains to central London in as little as 29 minutes, services to Gatwick Airport, Guildford, Reading and Tonbridge to the east. There are also many bus routes to connect you with Reigate town centre, East Surrey Hospital, Horley, Crawley, Merstham and right up through to Croydon.

The town centre has plenty of choice to high street shops, as well as a shopping centre, library, 24 hour gym and a vibrant, multi screen cinema and leisure complex, with some wonderful restaurants.

- NO CHAIN
- TOP FLOOR APARTMENT
- IDEAL FIRST PROPERTY
- LOTS OF GREEN SPACE
- COUNCIL TAX BAND: C
- 964 YEAR LEASE
- TWO BEDROOMS
- POPULAR LOCATION
- EASY ACCESS TO TOWN
- EPC RATING: D





**ROOM DIMENSION:**

**ENTRANCE HALL**  
17'8 x 10'1 (5.38m x 3.07m)

**LOUNGE/DINING ROOM**  
17'2 x 9'9 (5.23m x 2.97m)

**KITCHEN**  
11'2 x 6'8 (3.40m x 2.03m)

**BEDROOM ONE**  
12'11 x 9'10 (3.94m x 3.00m)

**BEDROOM TWO**  
12'11 x 7'7 (3.94m x 2.31m)

**BATHROOM**  
7'3 x 6'0 (2.21m x 1.83m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

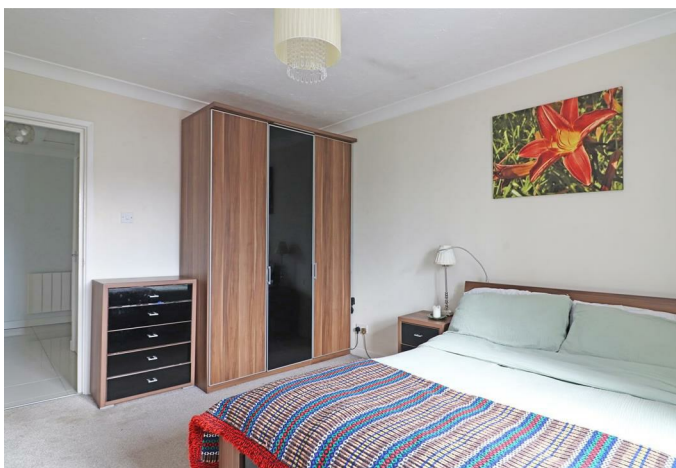
**COMMUNAL PARKING**

**COMMUNAL GARDENS**

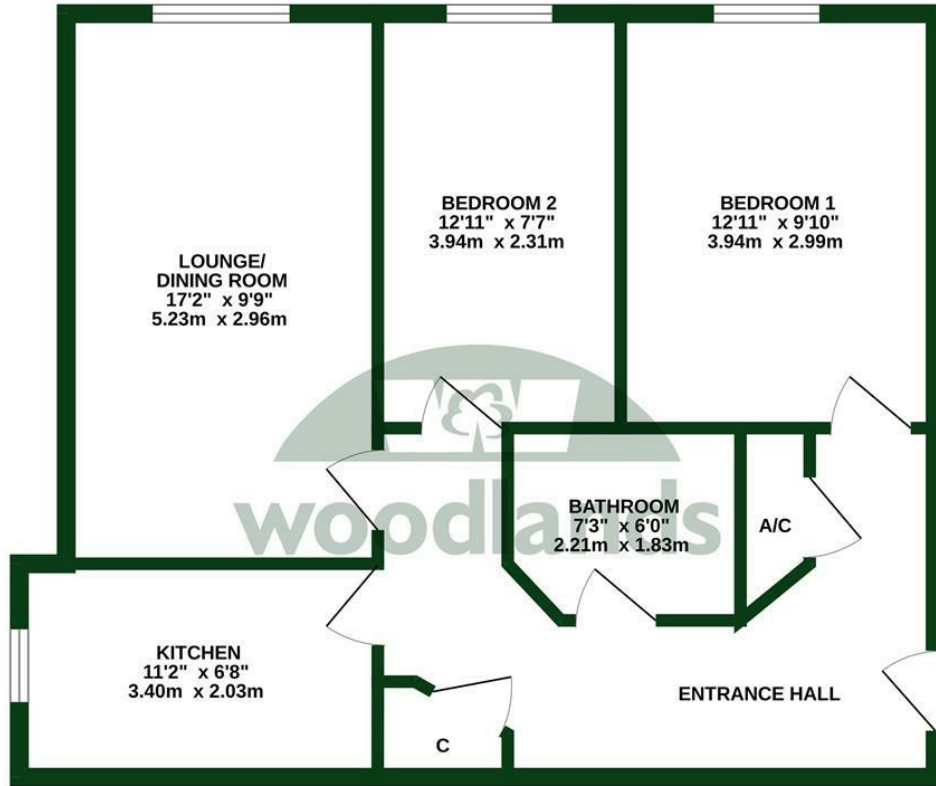
**YEARS REMAINING ON LEASE: 964**

**GROUND RENT: PEPPERCORN**

**SERVICE CHARGES: £1,195.00 PER ANNUM**



**TOP FLOOR**  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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.  
Made with Metropix C2026



**woodlands**



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>
(55-68) <b>D</b>	<b>64</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	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.