



12 HUNTERS LODGE NUTFIELD ROAD, REDHILL, SURREY, RH1 4ED

£220,000

LEASEHOLD - SHARE OF FREEHOLD

***** FIRST FLOOR CONVERSION APARTMENT WITHIN AN ATTRACTIVE REIGATE STONE PERIOD BUILDING *****

Hunters lodge is a characterful detached building that was converted to apartments circa 2006, there is resident and visitor parking for the apartments and a spacious communal garden at the rear.

The property itself is a bright, triple aspect apartment, there is an entrance hall with a video entry system and a well appointed bathroom. At the front there is a dual aspect bedroom, and to the rear you have a large open plan space that has a fitted kitchen with integrated appliances, and a lounge/dining area that overlooks the well kept gardens.

Hunters Lodge can be found a little over half a mile from Redhill town centre, and therefore is convenient for the mainline rail services and a wide range of shopping options. In addition Redhill now has a new leisure complex that has a multi screen cinema, bowling alley and restaurant.

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|-------------------------|--------------------|
| ■ FIRST FLOOR APARTMENT | ■ ONE BEDROOM |
| ■ OPEN PLAN LIVING | ■ PERIOD BUILDING |
| ■ VIDEO ENTRY | ■ OFF ROAD PARKING |
| ■ COMMUNAL GARDENS | ■ 107 YEAR LEASE |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

9'8 x 7'3 (2.95m x 2.21m)

LOUNGE/KITCHEN/DINER

19'6 x 16'2 (5.94m x 4.93m)

ONE BEDROOM

13'0 x 10'3 (3.96m x 3.12m)

BATHROOM

7'6 x 5'7 (2.29m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

OFF ROAD PARKING FOR ONE CAR

SHARE OF FREEHOLD

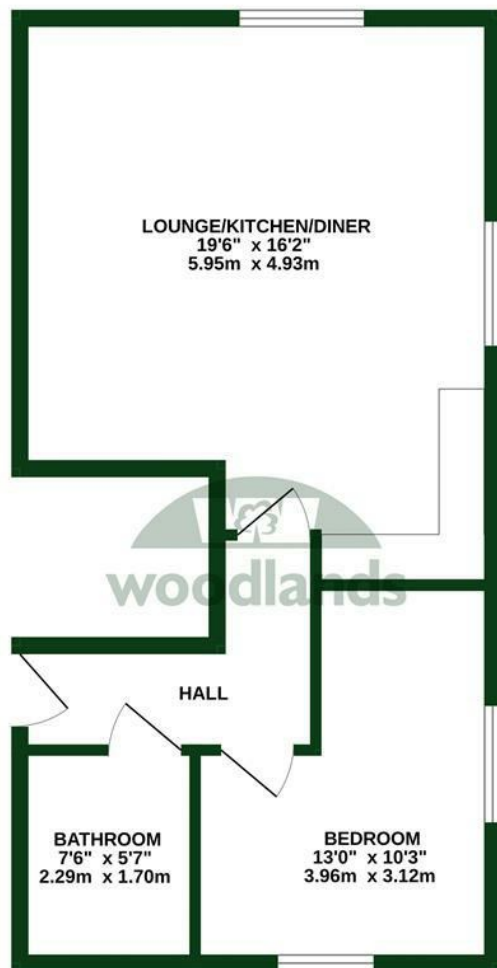
YEARS REMAINING ON LEASE: 107

GROUND RENT: N/A

SERVICE CHARGES: £1,897.78



FIRST FLOOR
488 sq.ft. (45.3 sq.m.) approx.




TOTAL FLOOR AREA: 488 sq.ft. (45.3 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	78	78
(69-80) C		
(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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