



woodlands

187 WORDSWORTH MEAD, REDHILL, SURREY, RH1 1AL

£190,000

LEASEHOLD

\*\*\* TOP FLOOR ONE BEDROOM APARTMENT WITH A LONG LEASE AND OFF ROAD PARKING \*\*\*

This double bedroom apartment is located within the popular Poets development, only a short distance from Redhill town and train station.

Situated on the top floor, the property has a great outlook back towards Redhill town.

Accommodation comprises an entrance hall, lounge/dining room, separate kitchen, bathroom and a double bedroom. There is electric heating and double glazed windows throughout, and externally you have communal gardens and off road parking.

Redhill town centre offer a wide range of shops and amenities, including a newly opened cinema complex, a shopping centre, 24 hour gym and direct trains to London, Guildford and Gatwick.

- TOP FLOOR APARTMENT
- LOUNGE
- DOUBLE BEDROOM
- RESIDENTS PARKING
- COUNCIL TAX BAND: C

- LONG LEASE
- KITCHEN
- BATHROOM
- CONVENIENT LOCATION
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

9'1 x 3'0 (2.77m x 0.91m)

**LOUNGE**

14'3 x 10'3 (4.34m x 3.12m)

**KITCHEN**

10'3 x 6'1 (3.12m x 1.85m)

**DOUBLE BEDROOM**

11'5 x 9'2 (3.48m x 2.79m)

**BATHROOM**

6'3 x 6'0 (1.91m x 1.83m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**RESIDENTS PARKING**

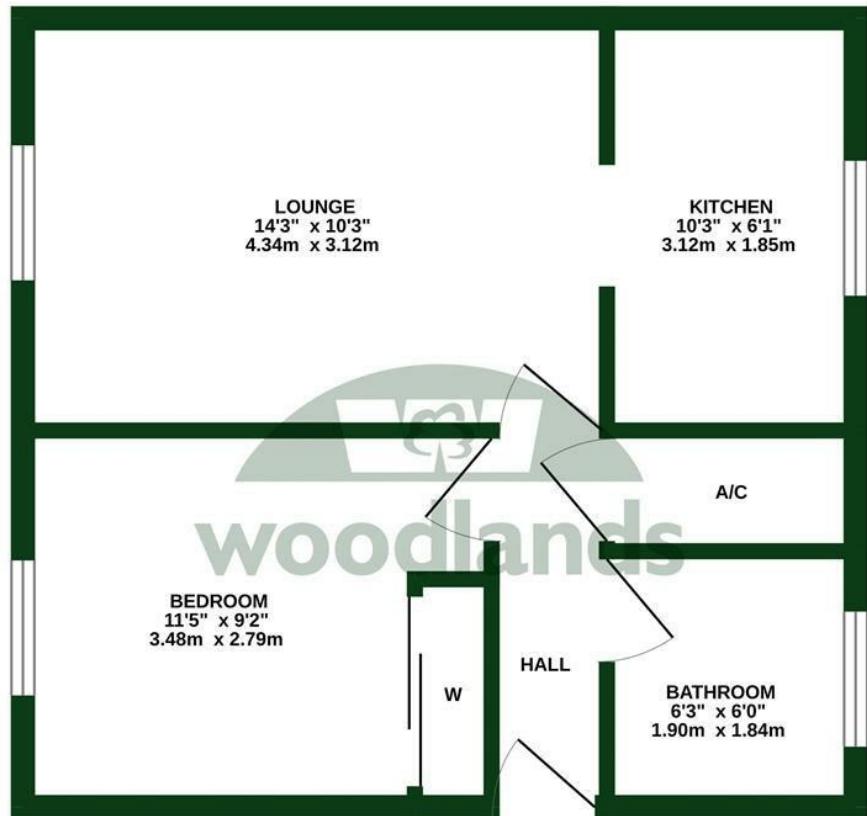
**YEARS REMAINING ON LEASE: 966**

**GROUND RENT: PEPPERCORN**

**SERVICE CHARGES: £1,104.96 PER ANNUM**



TOP FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 389 sq.ft. (36.1 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 identification 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	75	76
(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

To view this property please call 01737 771777

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