



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 | ■ LONG LEASE |
| ■ LOUNGE | ■ KITCHEN |
| ■ DOUBLE BEDROOM | ■ BATHROOM |
| ■ RESIDENTS PARKING | ■ CONVENIENT LOCATION |
| ■ COUNCIL TAX BAND: C | ■ 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

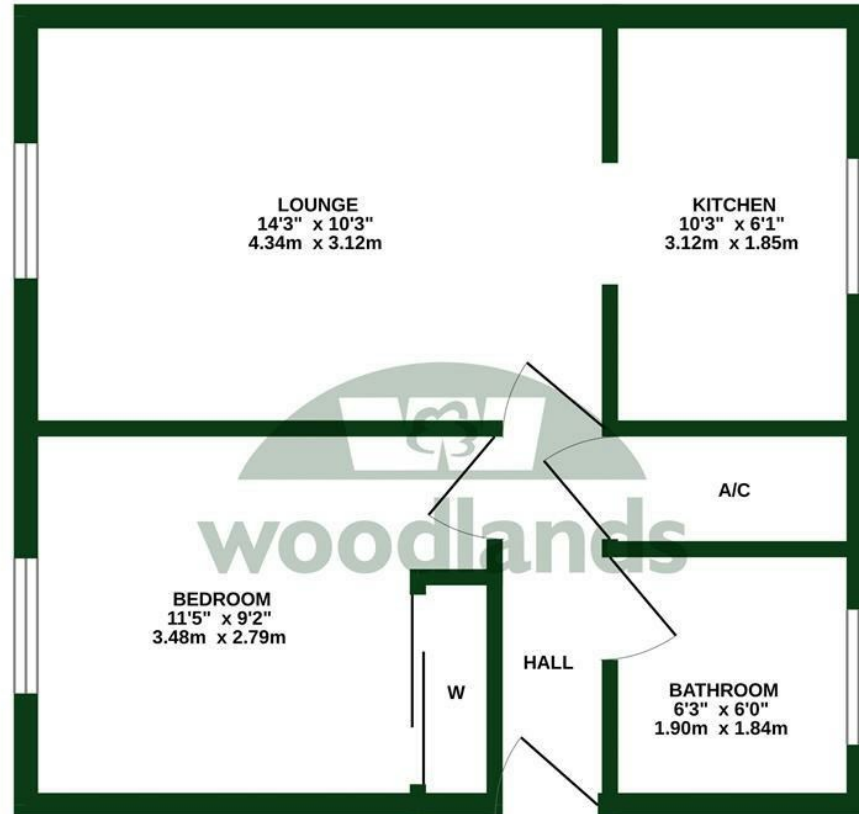
YEARS REMAINING ON LEASE: 966

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 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 ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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

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.