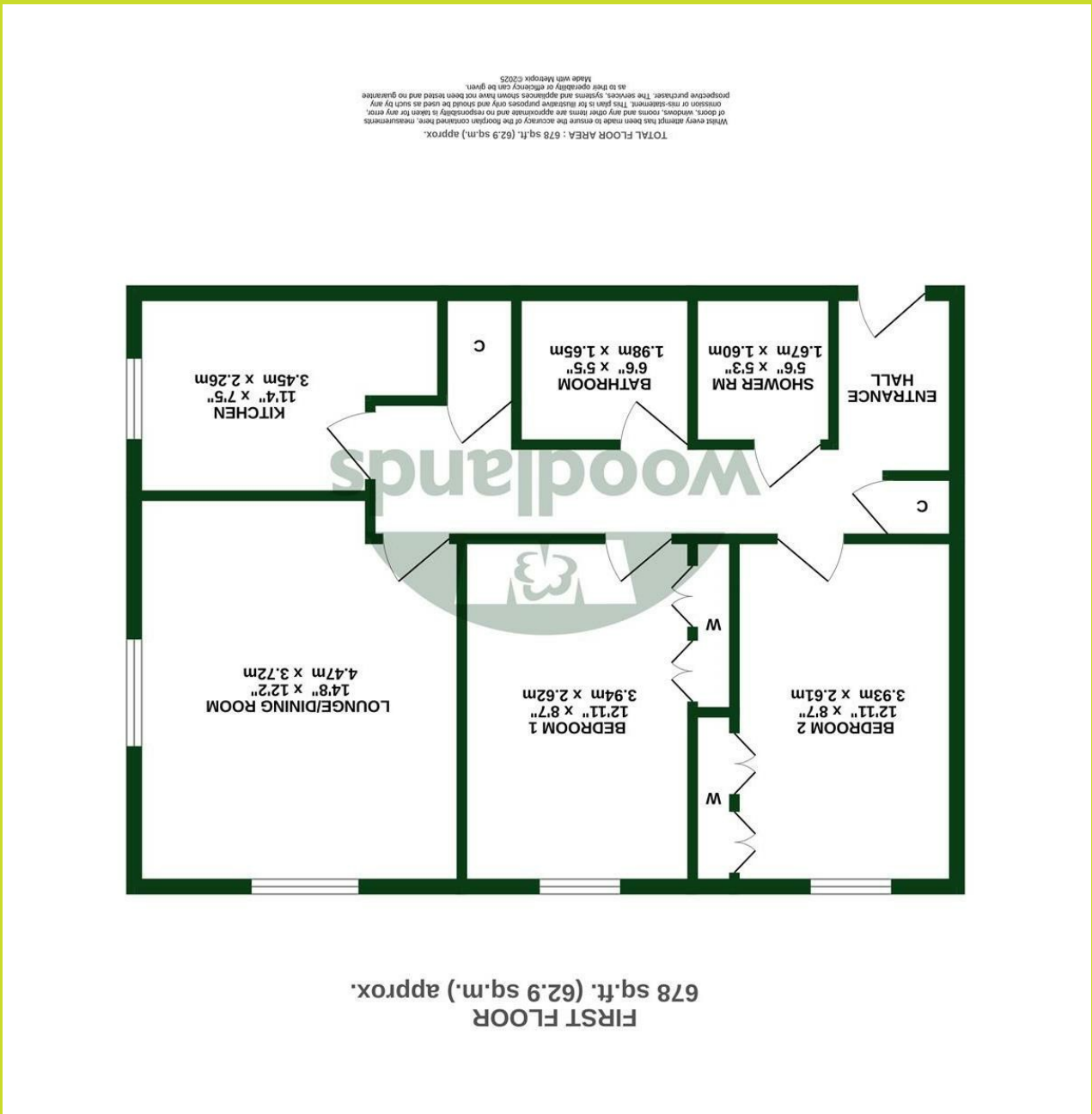
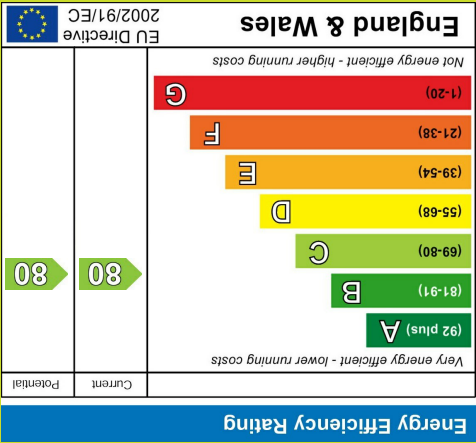




These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation 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.

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**116 Alpine Court Alpine Road, Redhill, Surrey, RH1 2LF**  
**Offers In Excess Of £290,000**  
**Leasehold - Share of Freehold**

**\*\*\* SUPERB FIRST FLOOR APARTMENT, WITH TWO DOUBLE BEDROOMS AND BOTH A BATHROOM AND SHOWER ROOM \*\*\***

Located in a quiet cul de sac, only 0.75 of a mile north of Redhill town centre, this first floor apartment is in a perfect spot to take advantage of the excellent amenities and transport links available in Redhill.

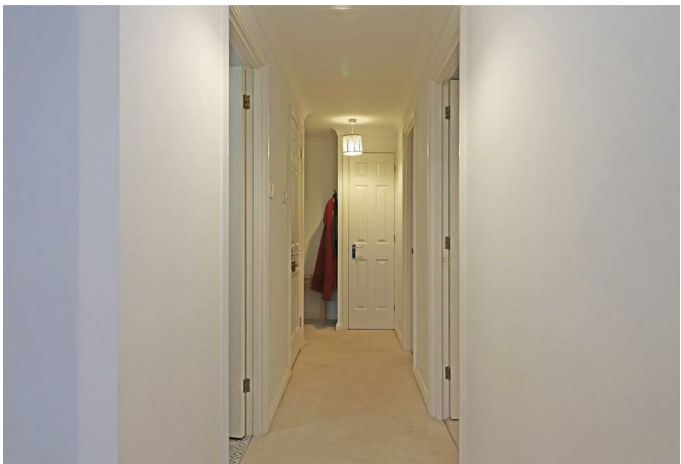
Through the front door there is an L shaped hallway, with built in storage. The living space is a dual aspect lounge/dining room, with a pleasant outlook into the trees and there is a separate kitchen, with a double glazed window to the front. Both bedrooms are equal size doubles, with built in double wardrobes. You have a stylish bathroom, as well as a separate shower room, making the layout great for sharers.

Outside you benefit from two allocated parking spaces, very much a rare feature so close to the town centre. In addition there are communal bin stores, well kept gardens, and a share of the freehold, as well as a 970 year remaining lease term.

Redhill town centre, which is only a short walk from Alpine Court, offers an excellent range of high street shops, in addition to the Belfry shopping centre. There is a weekly local market within the main square, a number of pubs and restaurants, as well as a modern, multi screen cinema complex, which offers bowling, American pool, a weekly quiz and a number of other activities.

Those seeking transport links and spoilt for choice, with mainline trains to central London in around 30 minutes, as well as services to Gatwick Airport, Guildford, Reading and Tonbridge.

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| ■ <b>FIRST FLOOR APARTMENT</b>    | ■ <b>QUIET LOCATION</b>           |
| ■ <b>DUAL ASPECT LOUNGE/DINER</b> | ■ <b>SEPARATE KITCHEN</b>         |
| ■ <b>TWO DOUBLE BEDROOMS</b>      | ■ <b>BATHROOM AND SHOWER ROOM</b> |
| ■ <b>SHARE OF FREEHOLD</b>        | ■ <b>TWO PARKING SPACES</b>       |
| ■ <b>COUNCIL TAX BAND: D</b>      | ■ <b>EPC RATING: C</b>            |



**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
23'0 x 9'1 (7.01m x 2.77m)

**LOUNGE/DINING ROOM**  
14'8 x 12'2 (4.47m x 3.71m)

**KITCHEN**  
11'4 x 7'5 (3.45m x 2.26m)

**BEDROOM ONE**  
12'11 x 8'7 (3.94m x 2.62m)

**BEDROOM TWO**  
12'11 x 8'7 (3.94m x 2.62m)

**BATHROOM**  
6'6 x 5'5 (1.98m x 1.65m)

**SHOWER ROOM**  
5'6 x 5'3 (1.68m x 1.60m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**OFF ROAD PARKING FOR TWO CARS**

**COMMUNAL GARDENS**

**YEARS REMAINING ON LEASE: 970**

**SHARE OF FREEHOLD**

**GROUND RENT: £1 per annum**

**SERVICE CHARGES: £3,200 PER ANNUM**

