



**FLAT 3, FUSION, 140 STATION ROAD, REDHILL, SURREY, RH1 1ET
OFFERS IN EXCESS OF £325,000
LEASEHOLD**

***** GROUND FLOOR TWO BEDROOM APARTMENT WITH DISABLED RAMP ACCESS, A PRIVATE SOUTH FACING PATIO AND OFF ROAD PARKING IN A SUPERBLY CONVENIENT LOCATION CLOSE TO REDHILL TOWN *****

Fusion is a modern apartment building constructed in 2004 by Halbren Homes with a secure gated vehicular rear access, allocated parking, well kept communal hallways, the remainder of a 999 year lease and the benefit of right to manage.

Through the front door you have a spacious L-shaped hallway which has built in storage, there is a kitchen/breakfast room, a family bathroom, a lounge/dining room with double glazed French doors to the private patio which is south facing. There are two bedrooms, the larger of which benefits from an ensuite shower room.

Redhill town is only half a mile away and offers a great range of shops and amenities including a Sainsburys superstore, 24 hour gym, as well as a multi screen cinema and leisure centre. In addition you have superb direct train links to London Bridge and Victoria as well as services to Gatwick, Guildford, Reading, Tonbridge and the south coast.

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|------------------------------|--------------------------|
| ■ GROUND FLOOR APARTMENT | ■ GATED DEVELOPMENT |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN/BREAKFAST ROOM |
| ■ TWO BEDROOMS | ■ BATHROOM & ENSUITE |
| ■ SOUTH FACING PRIVATE PATIO | ■ ALLOCATED PARKING |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

24'0 x 9'9 (7.32m x 2.97m)

LOUNGE/DINING ROOM

18'7 x 10'1 (5.66m x 3.07m)

SOUTH FACING PRIVATE PATIO

KITCHEN

11'3 x 8'2 (3.43m x 2.49m)

BEDROOM ONE

15'0 x 11'3 (4.57m x 3.43m)

ENSUITE SHOWER ROOM

7'1 x 5'9 (2.16m x 1.75m)

BEDROOM TWO

14'8 x 7'0 (4.47m x 2.13m)

BATHROOM

7'1 x 5'8 (2.16m x 1.73m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING FOR ONE CAR

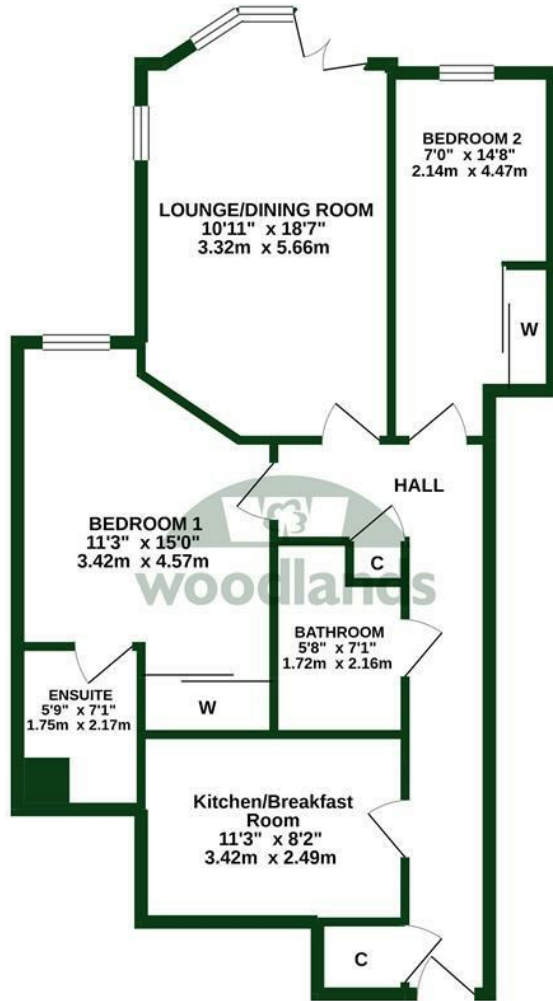
LEASE: 979 YEARS REMAINING

GROUND RENT: £0

MAINTENANCE: £1,578 PER ANNUM



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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	80	80
(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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