



**FLAT B 19 HATCHLANDS ROAD, REDHILL, SURREY, RH1 6AA**  
**£240,000**  
**LEASEHOLD**

\*\*\* NO CHAIN \*\*\*

\*\*\* TWO BEDROOM CONVERSION APARTMENT ON THE WEST SIDE OF REDHILL TOWN \*\*\*

This split level, two bedroom apartment, is offered with no chain and a 149 year lease. The property has a spacious hallway with built in storage, and steps up to a landing area. To the front there is a lounge/dining room, which has a large sash window and a door to a separate fitted kitchen. You have a family bathroom and two bedrooms, one to the side and one at the rear of the building overlooking the gardens.

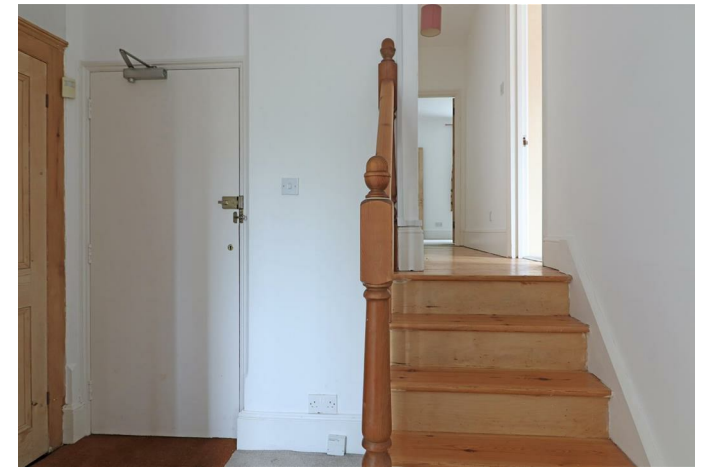
Situated on the favoured west side of Redhill, on the Reigate borders, you have some great local shops within easy reach, as well as being only a 5 minutes from Redhill train station. In addition there are some great pubs within a short walk, including the Hatch, which is owned by the local brewery Pilgrim.

Within Redhill town centre there is a wide range of shops, a regular local market and a multi screen cinema complex, which also has bowling alleys, mini golf and other leisure activities.

Redhill train station offers fast, direct trains to central London, as well as services to Gatwick airport, Reading, Guildford and Tonbridge.

- CONVERSION APARTMENT
- LOUNGE
- TWO BEDROOMS
- SPLIT LEVEL LANDING
- COUNCIL TAX BAND: B
- POPULAR LOCATION
- KITCHEN
- BATHROOM
- SHOPS NEARBY
- EPC RATING: D





**ROOM DIMENSIONS:**

**SPLIT LEVEL LANDING**

11'2 x 3'7 (3.40m x 1.09m)

**ENTRANCE HALL**

9'7 x 9'3 (2.92m x 2.82m)

**LOUNGE**

13'4 x 12'3 (4.06m x 3.73m)

**KITCHEN**

10'9 x 5'6 (3.28m x 1.68m)

**BEDROOM ONE**

17'5 x 9'5 (5.31m x 2.87m)

**BEDROOM TWO**

9'1 x 8'9 (2.77m x 2.67m)

**BATHROOM**

8'5 x 8'2 (2.57m x 2.49m)

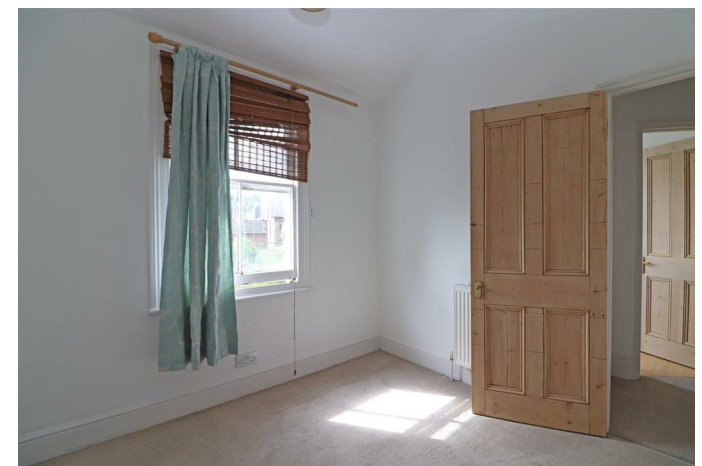
**GAS CENTRAL HEATING**

**SASH WINDOWS**

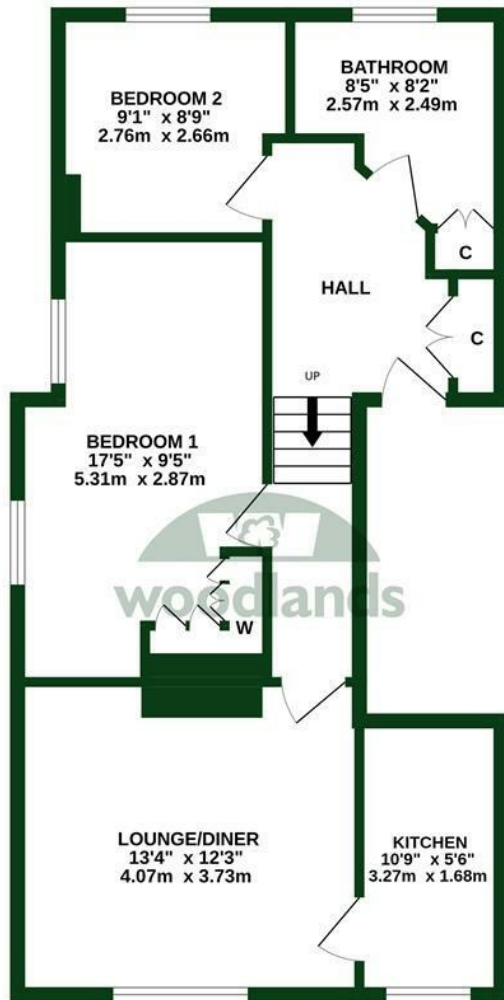
**YEARS REMAINING ON LEASE: 149**

**GROUND RENT: £75 PER ANNUM**

**SERVICE CHARGE: CIRCA £1,300 PER ANNUM**



TOP FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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