



2 COMMONSIDE COMMON ROAD, REDHILL, SURREY, RH1 6HQ
£260,000
LEASEHOLD

Two bedroom property in a superb location, close to Earlswood station and opposite Earlswood common, with a private garden, long lease, garage and allocated parking.

This spacious apartment has a great outlook, with the benefit of two double bedrooms, a bathroom with a double glazed window, a bright, dual aspect lounge/dining room and a separate fitted kitchen.

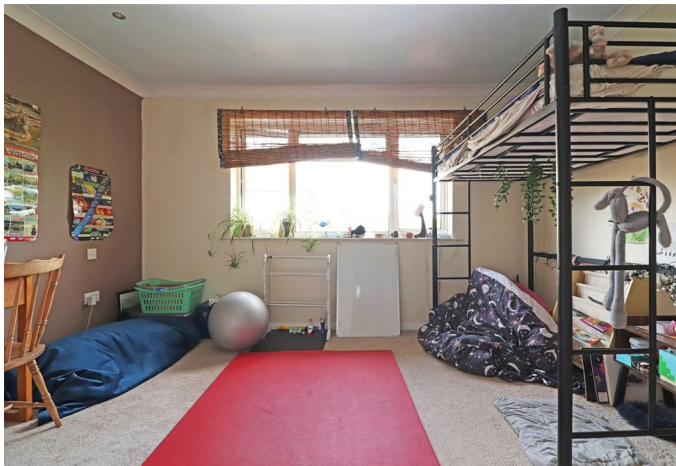
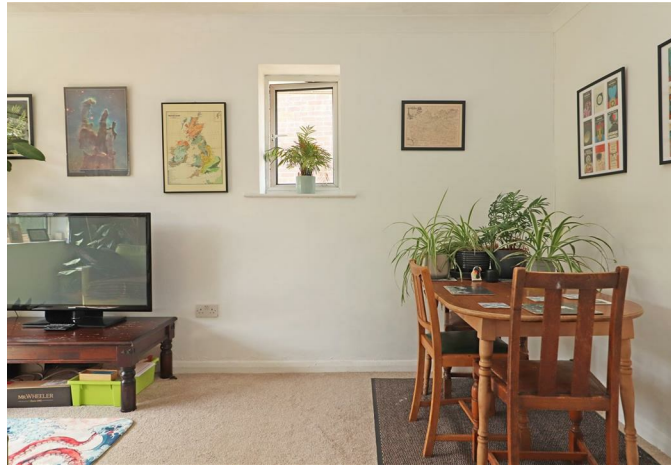
The property benefits from double glazed windows and gas central heating. In addition, the building has undergone recent improvements, including a new roof, resurfaced driveway and marked parking bays.

Out the front of the building there is a green space with a children's play area at the far end near Earlswood Road. In addition, the beautiful Earlswood common, with its wooded walks and boating lake, complete with cafe, is just on the other side of the road.

Around the corner you have a local shop, as well as a popular pub and a well establish Indian restaurant. Next to the shops is Earlswood mainline train station, which offers direct trains to central London, as well as services to Gatwick and the south coast.

- NO CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE AND PARKING
- CLOSE TO MAINLINE STATION
- COUNCIL TAX BAND: C
- 164 YEAR LEASE
- PRIVATE GARDEN
- NEW ROOF AND PARKING AREA
- OPPOSITE EARLSWOOD COMMON
- EPC RATING: E





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

ENTRANCE HALL

LOUNGE

17'1 x 10'3 (5.21m x 3.12m)

KITCHEN

11'5 x 6'0 (3.48m x 1.83m)

BEDROOM ONE

12'11 x 10'10 (3.94m x 3.30m)

BEDROOM TWO

10'11 x 10'0 (3.33m x 3.05m)

BATHROOM

6'10 x 5'5 (2.08m x 1.65m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE REAR GARDEN

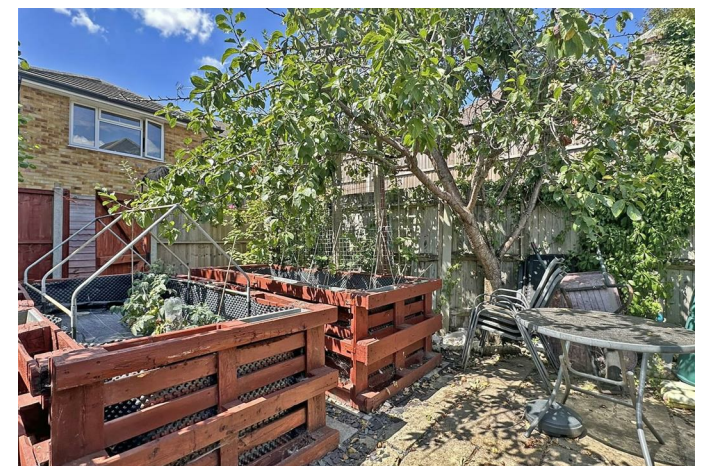
GARAGE EN BLOCK

ALLOCATED PARKING SPACE

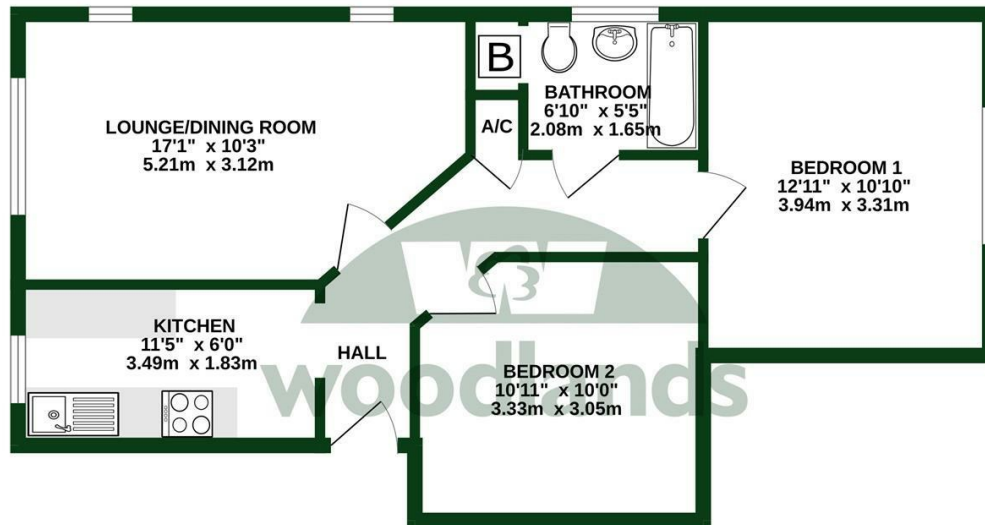
YEARS REMAINING ON LEASE: 164

GROUND RENT: £100 PER ANNUM

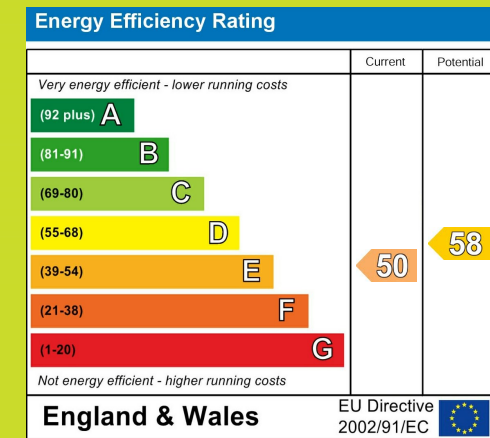
SERVICE CHARGES: £2,000 PER ANNUM



FIRST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 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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