

**48A PRINCES ROAD, REDHILL, SURREY, RH1 6JQ**

**£174,950  
LEASEHOLD**

**\*\* NO CHAIN \*\* GREAT VALUE, TWO BEDROOM APARTMENT \*\***

This first floor, two bedroom apartment is located close to Earlswood train station, and benefits from great views over fields to the front.

Beyond the private door there are stairs to the first floor, and an entrance lobby. The living and kitchen space are open plan, with a double glazed window to the front. There is a bathroom, and then two bedrooms to the rear of the property.

The owner of this apartment is also looking to sell the ground floor, one bedroom apartment below this, and it would be possible to buy both properties and the freehold at the same time.

Parking is available around the corner in Brambletye Park Road, there is no parking available in Princes Road itself.

Earlswood station is just a few minutes walk away, and offer direct trains to central London, Horley, Gatwick and Crawley. There are a number of local shops, including a convenience store with a post office, Indian restaurant, fish and chips and a great local pub.

- TWO BEDROOMS
- BATHROOM
- STATION NEARBY
- NO CHAIN
- COUNCIL TAX BAND: B
- FIRST FLOOR
- OPEN PLAN KITCHEN/LOUNGE
- GREAT VIEWS
- INVESTMENT OPPORTUNITY
- EPC RATING: C





**ROOM DIMENSIONS:**

**FRONT DOOR AND STAIRS TO:**

**FIRST FLOOR LOBBY**

**OPEN PLAN KITCHEN/LOUNGE**  
12'0" x 14'10" (3.66m x 4.52m)

**BEDROOM ONE**  
8'04" x 11'04" (2.54m x 3.45m)

**BEDROOM TWO**  
6'10" x 8'05" (2.08m x 2.57m)

**BATHROOM**  
6'0" x 5'04" (1.83m x 1.63m)

**GAS FIRED CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**LEASE LENGTH: 113 YEARS**

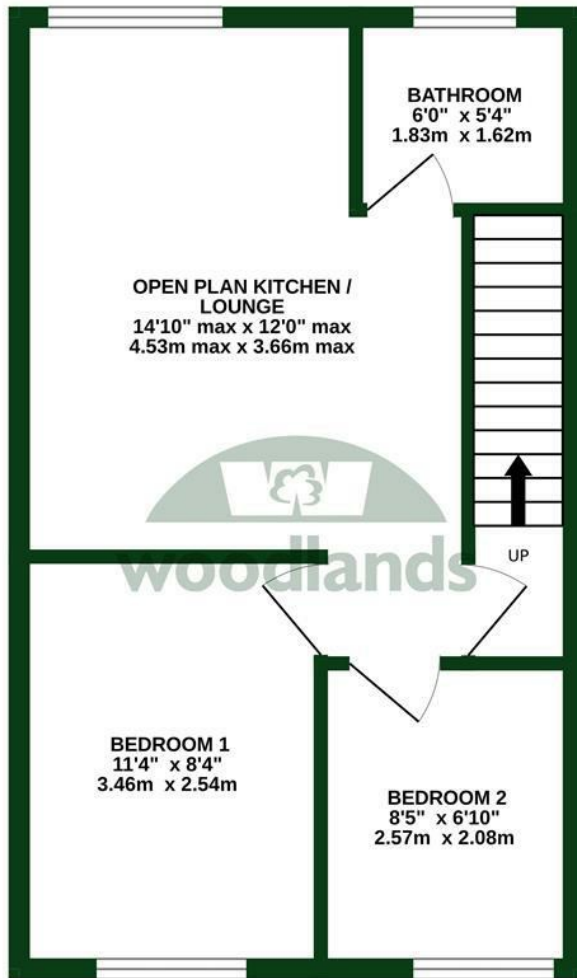
**SERVICE CHARGE: NONE**

**GROUND RENT: NONE**

**NO CHAIN**



FIRST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 401 sq.ft. (37.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>78</b>
(55-68) <b>D</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	

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