





**FLAT 6 DOUGLAS HOUGHTON HOUSE OXFORD ROAD, REDHILL, SURREY, RH1 1DT**

**£180,000  
LEASEHOLD**

**\*\*\* CONVENIENTLY LOCATED, SECOND FLOOR APARTMENT FOR RESIDENTS OVER 55 YEARS OLD \*\*\***

**\*\*\* NO CHAIN \*\*\* LARGE PRIVATE GARAGE \*\*\***

Douglas Houghton House is designed for residents over the age of 55 years, and has a lift in the building, as well as communal laundry facilities, the cost of which are included in the service charge.

Through the front door there is an entrance hall with a wall mounted entry phone system, and a large airing cupboard. The living room has a large bay window that offers stunning southerly views. There is a double bedroom, a good size modern kitchen and a bathroom.

Outside there is a well kept communal garden to the rear of the building, and this particular apartment has the benefit of an oversized single garage, complete with power and light.

Redhill's bustling town centre is only 500 yards away, and now boasts a multi screen cinema complex, with bowling, axe throwing and shuffle board. In addition, there is a shopping centre, a weekly local market and a wide range of transport links, including rail services to London, Gatwick, Guildford and Tonbridge.

- |                       |                     |
|-----------------------|---------------------|
| ■ NO CHAIN            | ■ GREAT VIEWS       |
| ■ SPACIOUS KITCHEN    | ■ DOUBLE BEDROOM    |
| ■ LARGE GARAGE        | ■ RESIDENTS OVER 55 |
| ■ CENTRAL LOCATION    | ■ LIFT              |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: C     |







## ROOM DIMENSIONS:

### TOP FLOOR

### FRONT DOOR TO:

### ENTRANCE HALL

### LOUNGE/DINER

13'1 x 10'7 min (3.99m x 3.23m min)

### KITCHEN

9'10 x 8'5 (3.00m x 2.57m)

### BEDROOM

9'5 x 10'7 (2.87m x 3.23m)

### BATHROOM

7'10 x 4'9 (2.39m x 1.45m)

### LARGE AIRING CUPBOARD

4'10 x 4'6 (1.47m x 1.37m)

### GAS CENTRAL HEATING

### DOUBLE GLAZED WINDOWS

### COMMUNAL GARDENS

### EN BLOCK GARAGE

9'8 x 18'6 (2.95m x 5.64m)

### YEARS REMAINING ON LEASE: 61

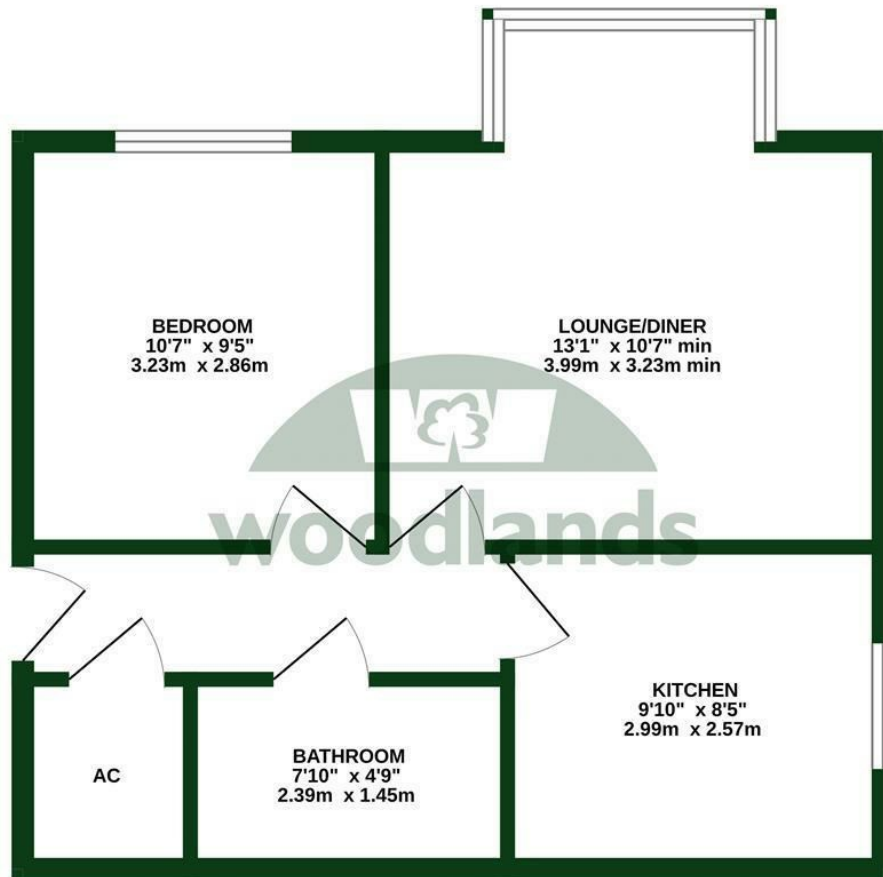
### SOLD WITH NEW LEASE

### GROUND RENT: £150 PER ANNUM

### SERVICE CHARGE: £2,960 PER ANNUM



TOP FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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                                   |                                                                                                               |           |
| (69-80) C                                   | 69                                                                                                            | 77        |
| (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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