



2 ROSEMEAD CLOSE, REDHILL, SURREY, RH1 6LU
£345,000
LEASEHOLD - SHARE OF FREEHOLD

***** SUPERBLY PRESENTED FIRST FLOOR MAISONETTE WITH BEAUTIFUL VIEWS, A LARGE GARDEN AND A GARAGE *****

This spacious, first floor property is located in a wonderful cul de sac on the edge of Earlswood Common, and has been extensively renovated by the current owner.

On the ground floor you have a private entrance, with the added benefit of a WC. On the first floor there is a bright, spacious landing with built in storage, a shower room and a separate WC. You have a large lounge/dining room with a south facing balcony that has a lovely view across to Earlswood Common. There is a modern, fitted kitchen with excellent storage, and you have two generous double bedrooms.

At the end of the cul de sac there is a single garage en-block, you have ample on street parking within the close and this particular property benefits from a sizeable garden area to the front and side.

Nearby there are a selection of highly regarded schools, as well as a local parade of shops on the south side of Reigate town, just over half a mile from the property. There you have two Co-op stores, as well as a traditional bakers and butchers. Redhill and Reigate town centres are roughly equidistant, giving you a huge amount of amenities at your disposal, including a shopping centre, two cinemas, local markets, a wide choice of restaurants and bars, in addition to three well serviced train stations.

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|-----------------------|---------------------|
| ■ PRIVATE ENTRANCE | ■ FULLY REFURBISHED |
| ■ TWO DOUBLE BEDROOMS | ■ BALCONY |
| ■ LOUNGE/DINING ROOM | ■ GARAGE |
| ■ GARDENS | ■ LOVELY VIEWS |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

GROUND FLOOR

PRIVATE FRONT DOOR

ENTRANCE HALL

7'1 x 6'8 (2.16m x 2.03m)

CLOAKROOM

3'7 x 2'10 (1.09m x 0.86m)

FIRST FLOOR

ENTRANCE HALL

12'10 x 11'10 (3.91m x 3.61m)

LOUNGE/DINING ROOM

16'10 x 11'9 (5.13m x 3.58m)

KITCHEN

11'10 x 8'6 (3.61m x 2.59m)

BEDROOM ONE

13'11 x 11'10 (4.24m x 3.61m)

BEDROOM TWO

11'9 x 10'1 (3.58m x 3.07m)

SHOWER ROOM

7'8 x 5'1 (2.34m x 1.55m)

SEPARATE WC

4'9 x 2'11 (1.45m x 0.89m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE FRONT GARDEN

EN BLOCK GARAGE

SHARE OF FREEHOLD

YEARS REMAINING ON LEASE: 982

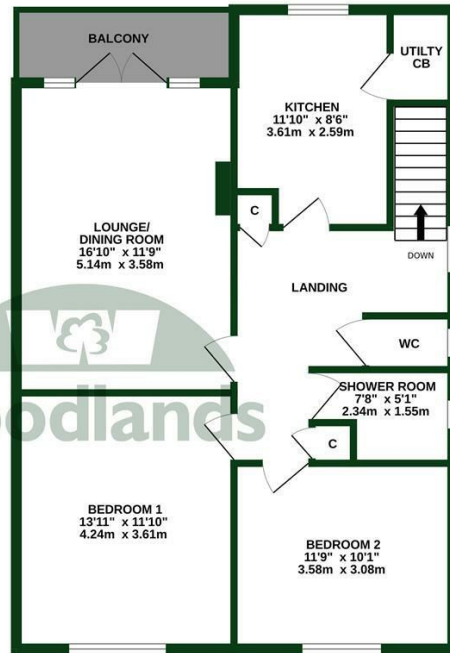
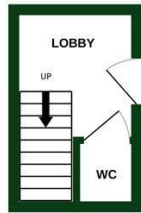
GROUND RENT: £0

SERVICE CHARGES: ON AN AS AND WHEN BASIS



GROUND FLOOR
72 sq.ft. (6.7 sq.m.) approx.

1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA 847 sq ft (78.7 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 misstatement. This plan is for guidance 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		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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