



**29 BURLESCOMBE HOUSE, 29 BURRAGE ROAD, REDHILL,  
SURREY, RH1 1TL**

**£254,500  
LEASEHOLD**

**\*\*\* SUPERB THIRD FLOOR APARTMENT WITH FRONT AND REAR BALCONIES,  
ALLOCATED CAR PORT AND TWO DOUBLE BEDROOMS \*\*\***

Located just a half a mile from Redhill train station, this well presented third floor apartment has far reaching views, both front and rear.

Through the front door there is a generous entrance hall, with a south facing window, and a large store cupboard with plumbing for a washing machine. You have two double bedrooms, both of which benefit from fitted wardrobes, and an en-suite shower to the main bedroom. There is a good size family bathroom with a double glazed window. The living space is a bright, dual aspect living/dining/kitchen, with balconies both front and rear offering great views.

The property operates on a communal biomass heating and hot water system, with its own heat exchanger unit within the apartment. The running cost of your heating and hot water is included in the monthly service charge that you pay.

Outside the property there is allocated car port for one car, plus a number of visitor spaces. The development has a number of communal green spaces, including children's play areas and a wooded area with a lake and water feature. In addition, there is a convenience store at the entrance to the development, perfect for all those everyday items.

Redhill town centre offers a wide range of shops and amenities, including a 24 hour gym, Sainsburys superstore, multi screen cinema and leisure complex, weekly local market and direct train service to central London.

- **THIRD FLOOR**
- **TWO DOUBLE BEDROOMS**
- **TWIN BALCONIES**
- **SOUTHERLY VIEWS**
- **COUNCIL TAX BAND: D**
- **BRIGHT APARTMENT**
- **BATHROOM AND ENSUITE**
- **LARGE HALLWAY**
- **CONVENIENT LOCATION**
- **EPC RATING: C**





#### ROOM DIMENSIONS:

##### ENTRANCE HALL

13'7 x 9'6(max) (4.14m x 2.90m(max))

##### LOUNGE/DINING/KITCHEN

20'0 x 12'3 (6.10m x 3.73m)

##### BEDROOM ONE

11'10 x 11'1 (3.61m x 3.38m)

##### ENSUITE SHOWER ROOM

5'8 x 5'6 (1.73m x 1.68m)

##### BEDROOM TWO

11'9 x 9'4 (3.58m x 2.84m)

##### BATHROOM

7'10 x 5'8 (2.39m x 1.73m)

##### BIOMASS HEATING SYSTEM

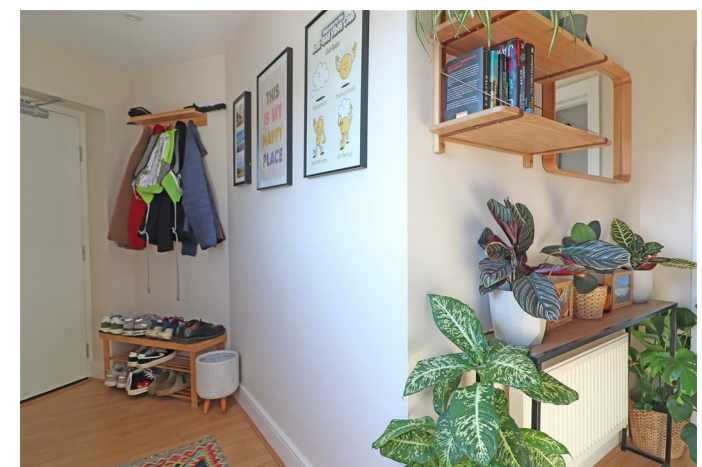
##### DOUBLE GLAZED WINDOWS

##### 1 X ALLOCATED CAR PORT SPACE

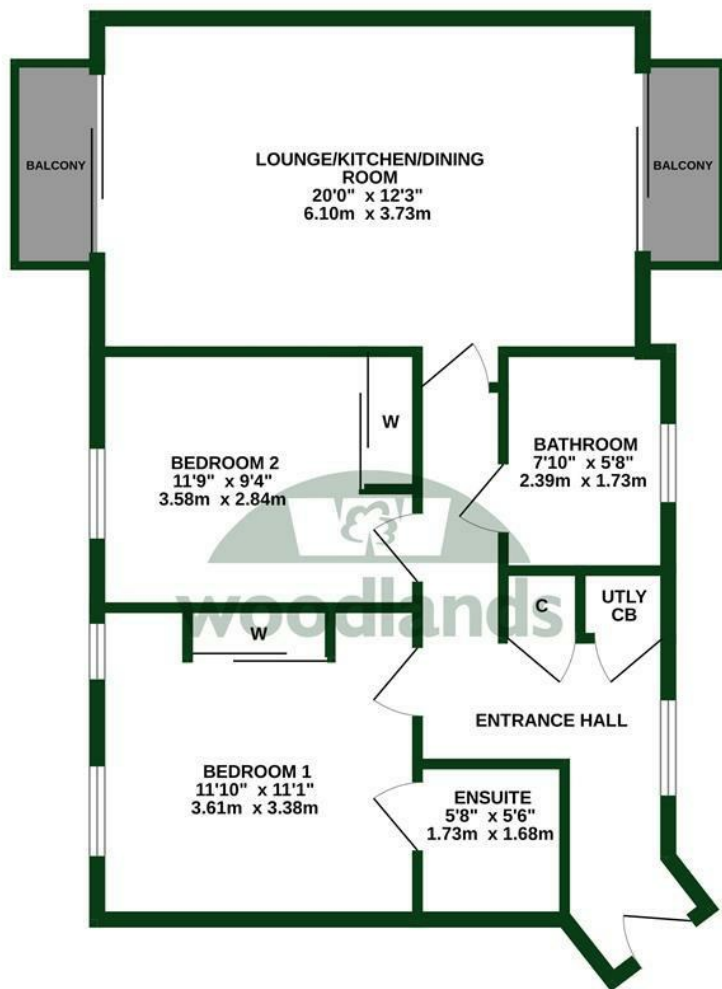
##### YEARS REMAINING ON LEASE: 132

##### GROUND RENT: £250 PER ANNUM

##### SERVICE CHARGES: £6,400 PER ANNUM



THIRD FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(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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