



1D PARK ROAD, REDHILL, SURREY, RH1 1BT
£325,000
LEASEHOLD - SHARE OF FREEHOLD

***** SUPERBLY CENTRAL LOCATION *****

***** WELL PRESENTED, FIRST FLOOR MAISONETTE WITH A PRIVATE GARDEN AND GARAGE *****

Situated in a quiet private cul de sac, just a few minutes walk from Redhill town centre, this first floor maisonette is a terrific buy and is offered with no onward chain.

On the ground floor there is a private door and an entrance lobby with stairs to the first floor. You have a landing with a double glazed window to the side, built in storage and loft access. The main living space is a bright room with a large, double glazed window to the front. Off the living space there is a modern, fitted kitchen which is dual aspect. There is a shower room, with a double glazed window to the side, and then you have two double bedrooms at the rear.

Behind the maisonette there is a private garden space, which is laid to lawn, and there is a forecourt with access to the single garage.

The property is being sold with a share of the freehold, and a new 999 year lease.

Redhill offers a great range of highly regarded schools, most of which are within a short walk of the property. In addition, the town centre has a regular local market, several pubs and restaurants, a multi screen cinema complex and superb rail links to central London, Gatwick, Reading, Guildford and Tonbridge.

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|--------------------------------|---------------------------|
| ■ FIRST FLOOR APARTMENT | ■ LONG LEASE |
| ■ MODERN KITCHEN | ■ TWO BEDROOMS |
| ■ SHOWER ROOM | ■ PRIVATE GARDEN |
| ■ GARAGE | ■ CENTRAL LOCATION |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

GROUND FLOOR

ENTRANCE HALL
4'8 x 3'6 (1.42m x 1.07m)

FIRST FLOOR

LANDING

LOUNGE/DINING ROOM
15'11 x 12'10 (4.85m x 3.91m)

KITCHEN
8'8 x 8'4 (2.64m x 2.54m)

BEDROOM ONE
12'3 x 9'8 (3.73m x 2.95m)

BEDROOM TWO
12'3 x 8'4 (3.73m x 2.54m)

SHOWER ROOM
8'4 x 4'10 (2.54m x 1.47m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

GARAGE

RESIDENTS PERMITS

SHARE OF FREEHOLD

LEASE BEING EXTENDED TO 999 YEARS:

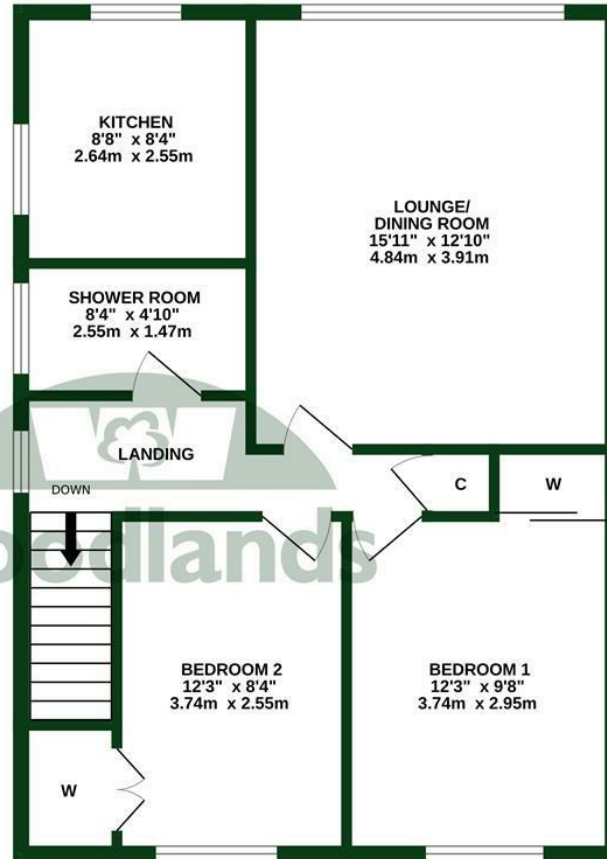
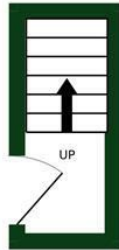
GROUND RENT: £0

SERVICE CHARGES: £30 PCM



GROUND FLOOR
29 sq.ft. (2.7 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 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) A		
(81-91) B		
(69-80) C	72	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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