



FLAT 1, 157 GARLANDS ROAD, REDHILL, SURREY, RH1 6NY
£475,000
LEASEHOLD - SHARE OF FREEHOLD

***** IMPRESSIVELY SPACIOUS, THREE BEDROOM SPLIT LEVEL PROPERTY WITH A PRIVATE GARDEN AND OFF ROAD PARKING WITH EV CHARGING FACILITY *****

This larger than average, three bedroom property has been fully refurbished and converted to offer excellent space in a convenient location.

To the front there is an enclosed storm porch which leads to the generous entrance hall which has a cloakroom. At the front there is a living room with a large bay window, then to the rear you have an open plane kitchen/dining space with Velux windows. On the first floor there is a split level landing, two double bedrooms and a family bathroom, on the top floor there is a 20ft principal bedroom with a Juliet balcony to the rear and a separate shower room.

Outside there is off road parking for one car to the front with an EV charging point, a communal side access leads down to a 35ft private garden that is laid to lawn and has a large outbuilding.

Garlands Road has its own local shop as well as a number of food outlets nearby including a convenient M&S local within the BP garage. Redhill town is only half a mile away and offers a great range of shops, as well as a multi screen cinema and leisure centre. There are also direct train links to London, Gatwick, Reading, Guildford and Tonbridge. In addition there is a wealth of beautiful, public green spaces close by.

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|------------------------------|-------------------------------------|
| ■ RECENTLY CONVERTED | ■ SPLIT LEVEL PROPERTY |
| ■ THREE BEDROOMS | ■ LOUNGE |
| ■ KITCHEN/DINING ROOM | ■ BATHROOM & SHOWER ROOM |
| ■ PRIVATE GARDEN | ■ OFF ROAD PARKING |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE PORCH

4'0 x 2'7 (1.22m x 0.79m)

ENTRANCE HALL

18'9 x 4'10 (5.72m x 1.47m)

CLOAKROOM

4'10 x 2'11 (1.47m x 0.89m)

LOUNGE

13'8 x 12'6 (4.17m x 3.81m)

DINING ROOM

12'0 x 11'4 (3.66m x 3.45m)

KITCHEN

11'5 x 9'7 (3.48m x 2.92m)

FIRST FLOOR

BEDROOM TWO

12'0 x 11'6 (3.66m x 3.51m)

BEDROOM THREE

11'9 x 10'3 (3.58m x 3.12m)

BATHROOM

8'3 x 6'1 (2.51m x 1.85m)

SECOND FLOOR

BEDROOM ONE

20'8 x 10'5 (6.30m x 3.18m)

SHOWER ROOM

10'5 x 5'10 (3.18m x 1.78m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

OFF ROAD PARKING

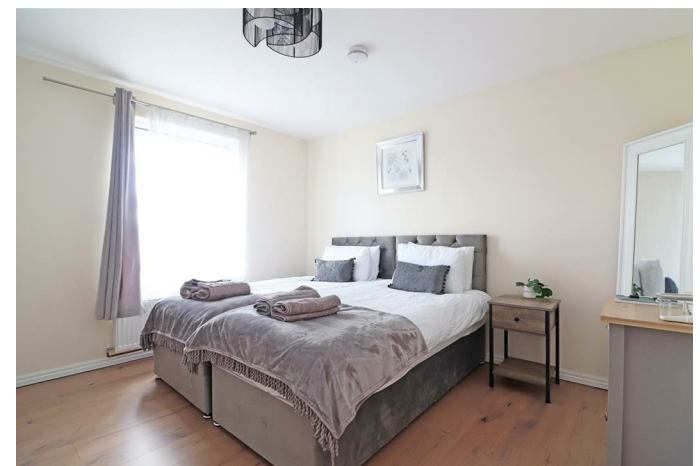
OUTBUILDING

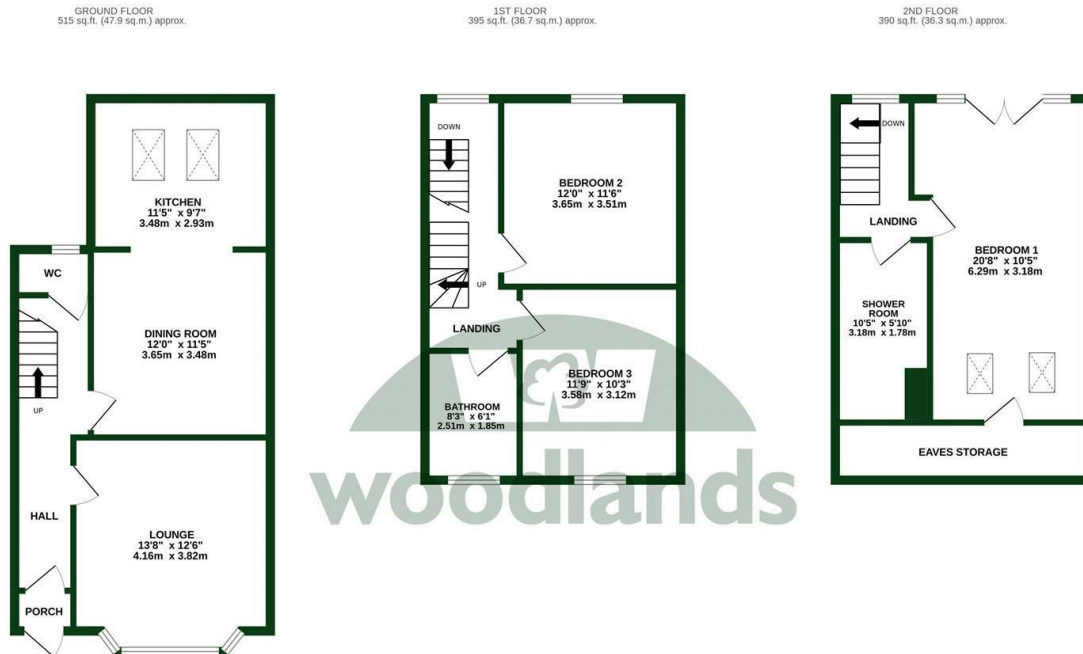
17'6 x 10'9 (5.33m x 3.28m)

SHARE OF FREEHOLD

LEASE: 999 YEARS

MAINTENANCE: ON AN AS & WHEN BASIS (70%)





TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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	73	73
(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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www.woodlands-estates.co.uk

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