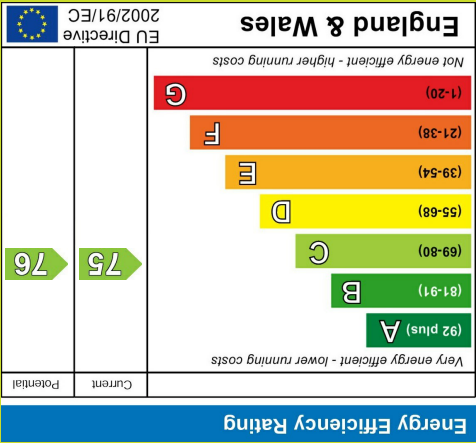


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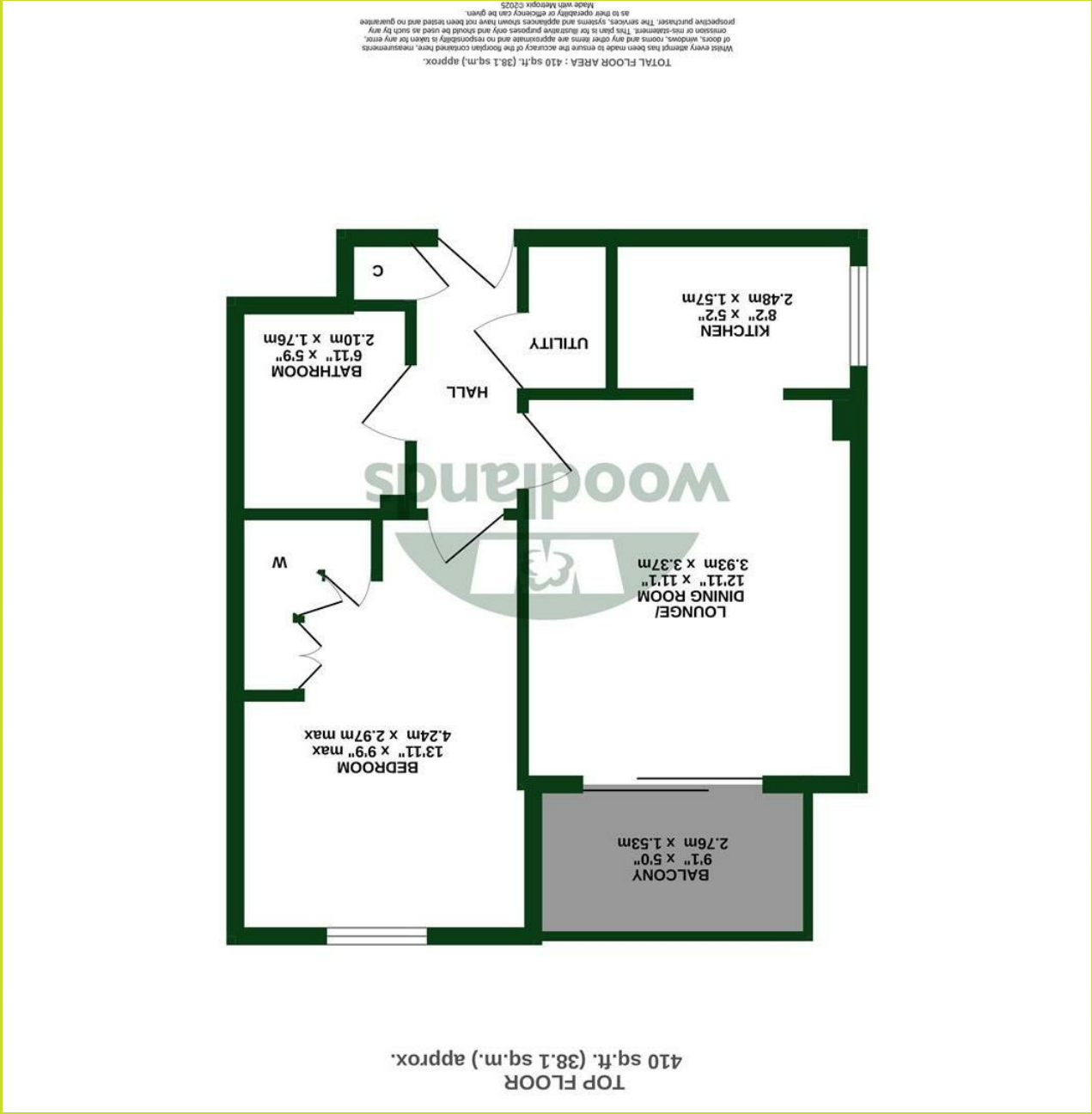
To view this property please call 01737 771777



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**40 Waterslade Elm Road, Redhill, Surrey, RH1 6AS**  
**£230,000**  
**Leasehold**

**\*\*\* SUPERB, TOP FLOOR APARTMENT WITH A BALCONY, COVERED PARKING AND NEW LEASE \*\*\***

Situated in a lovely location overlooking woodland, this top floor property is offered for sale with no chain and an extended lease term.

Waterslade has long been regarded as a highly popular spot to live in, not only is it a wonderfully quiet area, but you are still within easy reach of Redhill or Reigate town centres.

Through the front door there is an entrance hall with a built in utility cupboard, housing both the boiler and washing machine. There is a lounge/dining space with an opening to a modern kitchen, and sliding doors to an open air balcony that has great views. There is a double bedroom with a range of fitted wardrobes and a modern bathroom.

Outside there are well kept communal gardens, visitor parking spaces and an allocated parking bay at the rear which is undercover.

Redhill Common is almost opposite the apartment and offers some excellent walks with stunning views out towards Gatwick. At the end of the street you have the locally famous Deli on the Hill, which has a great selection of homemade foods, both savoury and sweet. The town centre can be found just half a mile away, and offers a wide range of shops, as well as a multi screen cinema, weekly local market and direct trains to London, Gatwick, Guildford and Tonbridge.

- |                       |                  |
|-----------------------|------------------|
| ■ TOP FLOOR APARTMENT | ■ EXTENDED LEASE |
| ■ LOUNGE/DINING ROOM  | ■ BALCONY        |
| ■ SEPARATE KITCHEN    | ■ DOUBLE BEDROOM |
| ■ COVERED PARKING     | ■ LEAFY LOCATION |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C  |



**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
9'11 x 3'2 (3.02m x 0.97m)

**LOUNGE/DINING ROOM**  
12'11 x 11'1 (3.94m x 3.38m)

**BALCONY**  
9'1 x 5'0 (2.77m x 1.52m)

**KITCHEN**  
8'2 x 5'2 (2.49m x 1.57m)

**BEDROOM**  
13'11 x 9'9(max) (4.24m x 2.97m(max))

**BATHROOM**  
6'11 x 5'9 (2.11m x 1.75m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED SASH WINDOWS**

**COVERED PARKING**

**COMMUNAL GARDENS**

**EXTENDED LEASE TO 213 YEARS**

**GROUND RENT: PEPPERCORN**

**SERVICE CHARGES: £1,900 PER ANNUM**

