
Private
Parking
Residents only
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FLAT 6, 9 THE KILNS, REDHILL, SURREY, RH1 2FZ
£220,000
LEASEHOLD

If you're a fan of a good view, this first floor apartment is your perfect fit with its south facing balcony.

Located within the highly popular Watercolour development, which boasts some gorgeous green space and beautiful walks, this double bedroom home delivers on convenience and comes without the hassle of an onward chain.

The building has communal grounds and ample parking for visitors, as well as an allocated parking space for this particular apartment. The communal areas have secure entry and individual post boxes, with the benefit of a lift to all floors. Through the apartments front door you are greeted with an entrance hall that has two built in storage cupboards. There is a double bedroom with fitted wardrobes and a tall window to maximise the view. There is a well appointed bathroom, and then a bright, open plan living space with double doors to the south facing balcony which has a simply stunning outlook, and kitchen space offers great storage and a full range of integrated appliances.

The property has been well maintained and is ready to move straight in, another reason this would make a wonderful first home or indeed downsize.

Within the development you have Tesco express, which is ideal for those daily essentials, in addition there is a pharmacy and medical centre, regular buses to Redhill town centre and a lagoon with its own nature reserve. It is also within walking distance of Redhill train station.

- **FIRST FLOOR APARTMENT**
- **PERFECT FIRST HOME**
- **ALLOCATED PARKING**
- **BEAUTIFUL SHARED GROUNDS**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **BALCONY**
- **INTEGRATED KITCHEN**
- **STUNNING VIEWS**
- **EPC RATING: B**











ROOM DIMENSIONS:

ENTRANCE HALL
10'9 x 4'8 (3.28m x 1.42m)

LOUNGE/DINING ROOM
14'3 x 11'5 (4.34m x 3.48m)

KITCHEN
8'6 x 7'2 (2.59m x 2.18m)

BEDROOM
12'3 x 10'9 (3.73m x 3.28m)

BATHROOM
7'1 x 5'7 (2.16m x 1.70m)

BUILT IN WARDROBE
6'5 x 1'11 (1.96m x 0.58m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

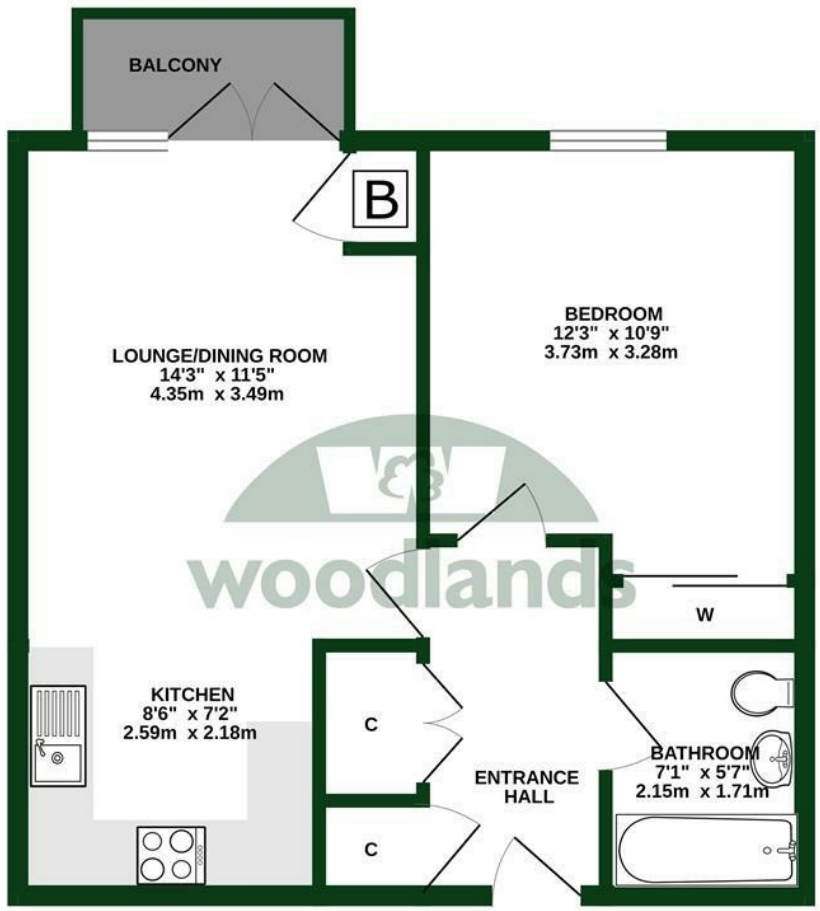
YEARS REMAINING ON LEASE: 112

GROUND RENT: £275 PER ANNUM

SERVICE CHARGES: £2,526 PER ANNUM



FIRST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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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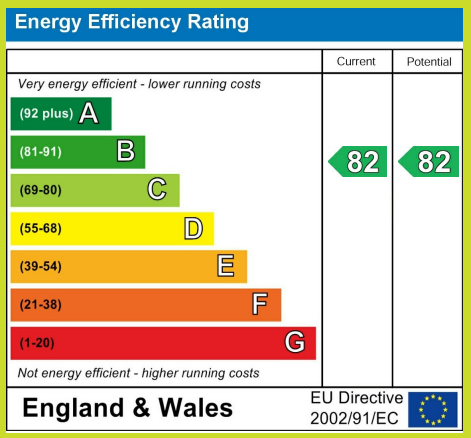
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