



NO PARKING  
anytime



**FLAT 5 THE WILLOWS BROOK ROAD, REDHILL, SURREY, RH1 6RZ**

**£210,000  
LEASEHOLD**

**\*\*\* TOP FLOOR APARTMENT WITH OFF ROAD PARKING, LOCATED ONLY A SHORT WALK FROM REDHILL TOWN AND STATION \*\*\***

Situated close to local shops and bus routes, this top floor apartment is offered to the market with the benefit of a 122 year lease and no chain.

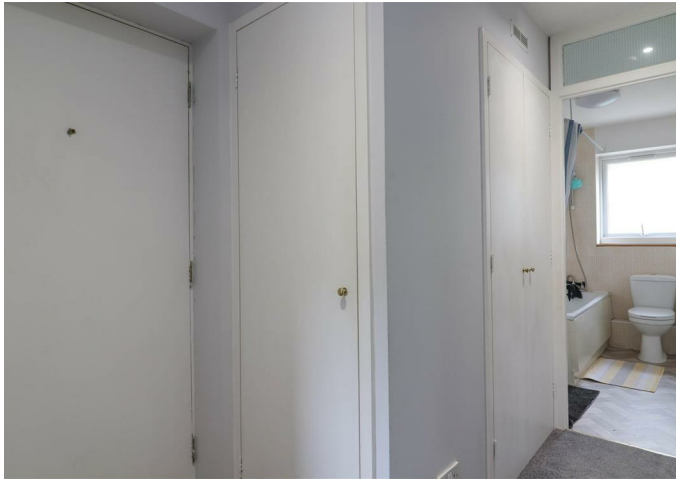
Through the front door there is a good size hallway with a built in storage cupboard and an airing cupboard. You have a spacious lounge/dining room and a separate fitted kitchen, as well as a family bathroom. There is also a loft with loft ladder and storage.

Outside there are some communal gardens to the rear, and you have an allocated parking space.

Just around the corner from the property there is an M&S local within the BP garage, very handy for all those last minute items. Redhill town centre is less than half a mile away, and offers a wide range of shops, both on the high street and within the Belfry centre. There is a weekly local market within the main square, a number of pubs and restaurants, a multi screen cinema complex, and superb transport links, including direct trains to central London and Gatwick.

- TOP FLOOR APARTMENT
- LOUNGE/DINING ROOM
- DOUBLE BEDROOM
- 122 YEAR LEASE
- COUNCIL TAX BAND: C
- CLOSE TO TOWN
- SEPARATE KITCHEN
- OFF ROAD PARKING
- NO CHAIN
- EPC RATING: C





### ROOM DIMENSIONS:

#### ENTRANCE HALL

10'8 x 5'4(max) (3.25m x 1.63m(max))

#### LOUNGE/DINING ROOM

14'6 x 12'4(max) (4.42m x 3.76m(max))

#### KITCHEN

7'8 x 7'7 (2.34m x 2.31m)

#### BEDROOM

11'6 x 10'8 (3.51m x 3.25m)

#### BATHROOM

8'1 x 5'4 (2.46m x 1.63m)

#### ELECTRIC HEATING

#### DOUBLE GLAZED WINDOWS

#### OFF ROAD PARKING FOR ONE CAR

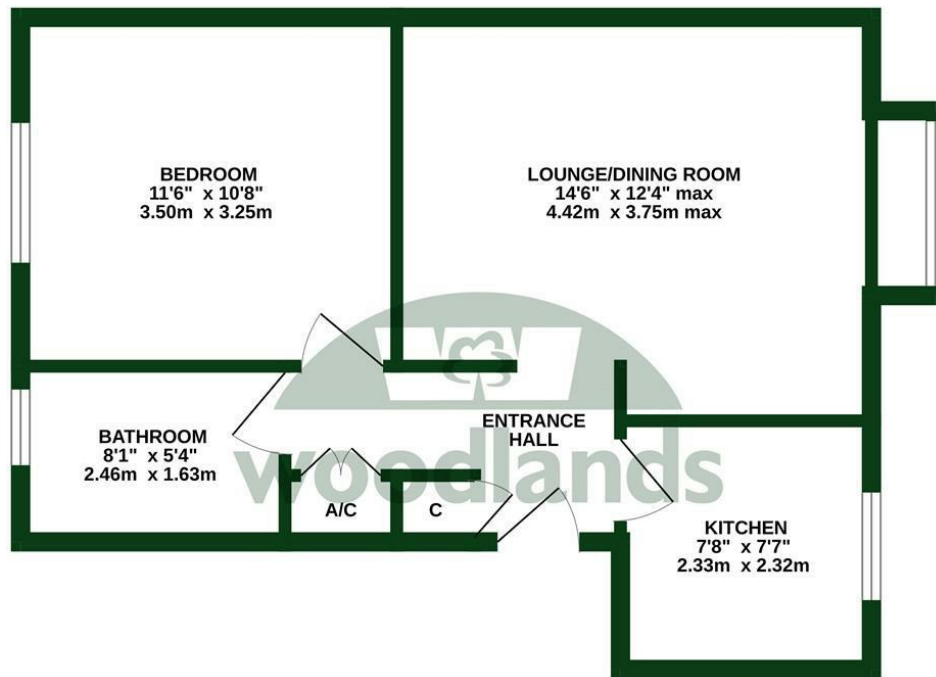
#### YEARS REMAINING ON LEASE: 122

#### GROUND RENT: £200 PER ANNUM

#### SERVICE CHARGES: £800 PER ANNUM



TOP FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.4 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	69	75
(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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