



16 MAPLE HOUSE, 1 CHAPEL ROAD, REDHILL, SURREY, RH1 1LA
£265,000
LEASEHOLD

What more could you want from a turnkey ready apartment – central location, check (it's in a side road just 60 metres from the High Street), underground parking, check (an allocated space in the secure garage), contemporary Kitchen and Bathrooms, check (all are stylish and functional), clean lines and fresh decor, check (neutral colour scheme and new flooring) there's even the opportunity discuss the furnishings and fittings if they are required!!

Set on the top floor of Maple House, this two bedroom, two bathroom apartment is perfect for first time buyers or rental investors, it's chain free and ready to move into. Just a stone's throw from Redhill High Street the town's amenities are on your doorstep, whether that's trying out the local restaurants including the newly opened Cappadocia, entertaining yourself & friends at The Light, working out at the 24hr Gym or Donyngs Leisure Centre, or being connected by the fantastic train links that can get you to Gatwick within 8 minutes and London within 30 minutes, you will never be short of things to do.

The apartment itself has a 17ft lounge / diner with an ideal space for a dining table adjacent to the kitchen, which is fully fitted with on-trend blue cabinetry, modern appliances and a window just in case the cooking doesn't go to plan! The main bedroom has fitted wardrobes and an ensuite shower room, whilst the second bedroom also has a built in wardrobe. There is a full bathroom with a white suite including a shower over the bath.

All that there is left to say is, this is a property that needs to be viewed, so book your appointment now.

- TOP FLOOR APARTMENT
- 17FT LOUNGE/DINER
- ENSUITE SHOWER ROOM
- UNDERGROUND PARKING
- COUNCIL TAX BAND: D
- FULLY REFURBISHED
- CONTEMPORARY KITCHEN
- TWO BEDROOMS
- NO CHAIN
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER
17'10 x 11'4 (5.44m x 3.45m)

KITCHEN
7'11 x 7'0 (2.41m x 2.13m)

BEDROOM ONE
16'6 x 8'7 (5.03m x 2.62m)

ENSUITE SHOWER ROOM
4'11 x 4'10 (1.50m x 1.47m)

BEDROOM TWO
12'3 x 7'8 (3.73m x 2.34m)

BATHROOM
7'1 x 6'1 (2.16m x 1.85m)

ELECTRIC HEATING

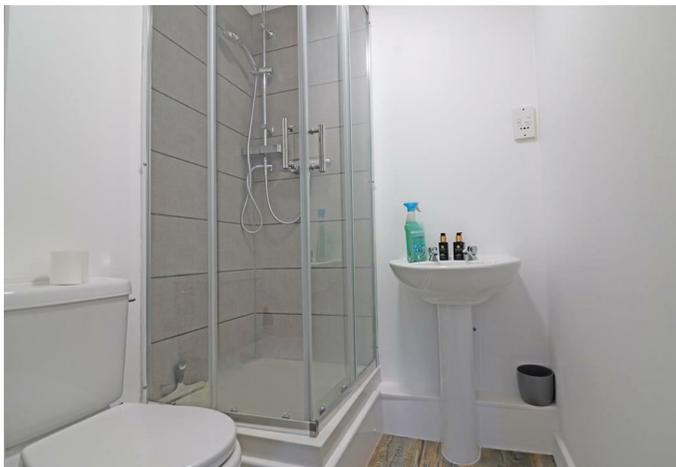
DOUBLE GLAZED WINDOWS

ALLOCATED UNDERGROUND PARKING

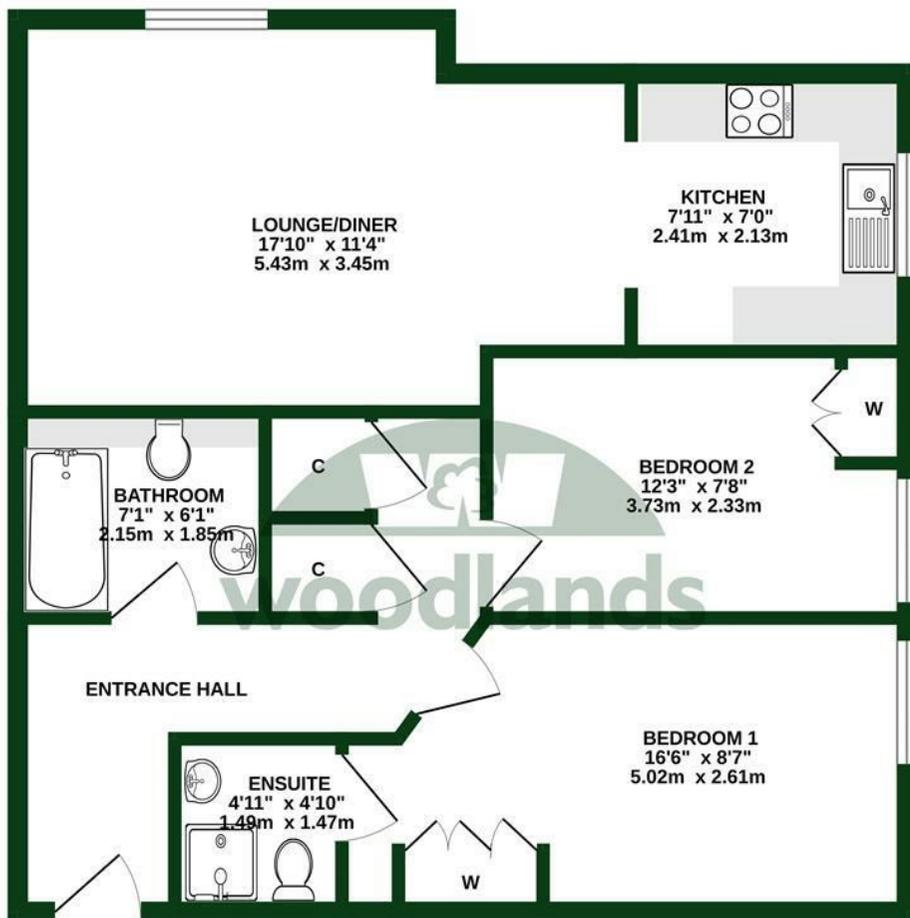
YEARS REMAINING ON LEASE: 96

GROUND RENT: £150 PER ANNUM

SERVICE CHARGES: £1,800 PER ANNUM



TOP FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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	75	80
(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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