





### **3 THE TANNERY, REDHILL, SURREY, RH1 6DJ**

**£220,000**

**LEASEHOLD**

**\*\*\* SPACIOUS AND CENTRALLY LOCATED TOP FLOOR APARTMENT OFFERED WITH NO ONWARD CHAIN \*\*\***

Located just a short walk from the bustling commuter town centre of Redhill, you will find The Tannery, which is a small cul de sac of houses and apartments.

The property is on the first floor (which is also the top) and benefits from an entrance hall with a large built in store cupboard that houses the boiler, to the front there is a lounge/dining room & a double bedroom. You have a separate kitchen and a modern bathroom. The property also benefits from a 103 year remaining lease term.

Outside there is a communal garden to the rear with drying facilities and individual brick stores, one for each of the apartments. Within the cul de sac there is resident, permit parking available.

Nearby you have the much loved Deli on the hill, which offers a great selection of artisan foods, Redhill town centre offers a great range of shops as well as some pubs and restaurants with an exciting new mutli screen cinema complex due to open mid 2023. In addition there are superb train links available offering services to London, Gatwick, Guildford, Reading and Tonbridge.

- |                              |                           |
|------------------------------|---------------------------|
| ■ <b>CENTRAL LOCATION</b>    | ■ <b>FIRST FLOOR FLAT</b> |
| ■ <b>LOUNGE/DINING ROOM</b>  | ■ <b>KITCHEN</b>          |
| ■ <b>DOUBLE BEDROOM</b>      | ■ <b>BATHROOM</b>         |
| ■ <b>GAS CENTRAL HEATING</b> | ■ <b>BRICK STORE</b>      |
| ■ <b>COUNCIL TAX BAND: B</b> | ■ <b>EPC RATING: C</b>    |







**ROOM DIMENSIONS:**

**ENTRANCE HALL**

11'1 x 3'3 (3.38m x 0.99m)

**LOUNGE/DINING ROOM**

16'5 x 10'6 (5.00m x 3.20m)

**KITCHEN**

9'4 x 8'1 (2.84m x 2.46m)

**DOUBLE BEDROOM**

16'5 x 8'0 (5.00m x 2.44m)

**BATHROOM**

7'3 x 5'7 (2.21m x 1.70m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**BRICK STORE**

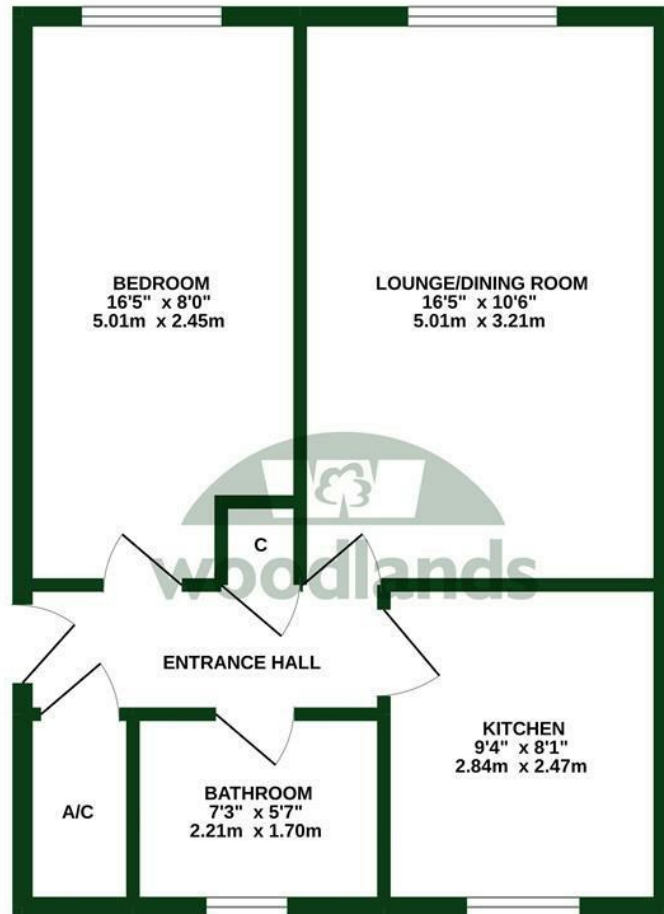
**LEASE: 103 YEARS REMAINING**

**GROUND RENT: £10 PER ANNUM**

**MAINTENANCE: TBC**



FIRST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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