



woodlands

**FLAT 6 NUTFIELD COURT, 26 GOODWORTH ROAD, REDHILL,  
SURREY, RH1 1TE**  
**£258,700**  
**LEASEHOLD**

\*\*\* SUPERB FIRST FLOOR APARTMENT WITH A SOUTH FACING BALCONY AND ALLOCATED PARKING \*\*\*

Situated in a favourable position within the Park 25 development, this impressive, two double bedroom property is one of the largest designs and is wonderfully bright.

Through the front door there is a generous hallway with a double glazed window to the rear, a wall mounted telephone entry system and built in storage. The living space, is a lovely, dual aspect room with doors to a south facing balcony. You have a separate, fitted kitchen with a double glazed window at the rear. There is a family bathroom off the hallway, and both bedrooms are comfortable double rooms, with the principal bedroom benefitting from fitted wardrobes, and an en-suite shower room.

The property is fully double glazed, and benefits from modern insulation, as well as an eco friendly Biomass heating system. As a result of the specific, communal heating system your heating and hot water costs are included in the service charge.

Park 25 offers extensive, and well maintained communal spaces, comprising of gardens, play areas, and a pleasant water feature.

Redhill's buzzing town centre can be found a little over half a mile away, there you will find extensive transport link to central London, Gatwick airport, Guildford, Reading and Tonbridge. In addition, there are a wide range of shops, both high street and within the Belfry Centre, a multi screen cinema complex, a sport centre, 24 hour gym, hotels, Sainsburys superstore, regular local markets and a selection of pubs and restaurants.

- FIRST FLOOR
- GENEROUS LIVING SPACE
- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- COUNCIL TAX BAND: D
- SPACIOUS APARTMENT
- SEPARATE KITCHEN
- BATHROOM AND ENSUITE
- ALLOCATED PARKING
- EPC RATING: B



**ROOM DIMENSIONS:****ENTRANCE HALL**

25'1 x 7'3(max) (7.65m x 2.21m(max))

**LOUNGE/DINING ROOM**

17'5 x 13'8 (5.31m x 4.17m)

**KITCHEN**

11'5 x 6'4 (3.48m x 1.93m)

**BEDROOM ONE**

11'5 x 10'6(min) (3.48m x 3.20m(min))

**ENSUITE SHOWER ROOM**

7'2 x 4'6 (2.18m x 1.37m)

**BEDROOM TWO**

13'8 x 9'6 (4.17m x 2.90m)

**BATHROOM**

10'3 x 7'6 (3.12m x 2.29m)

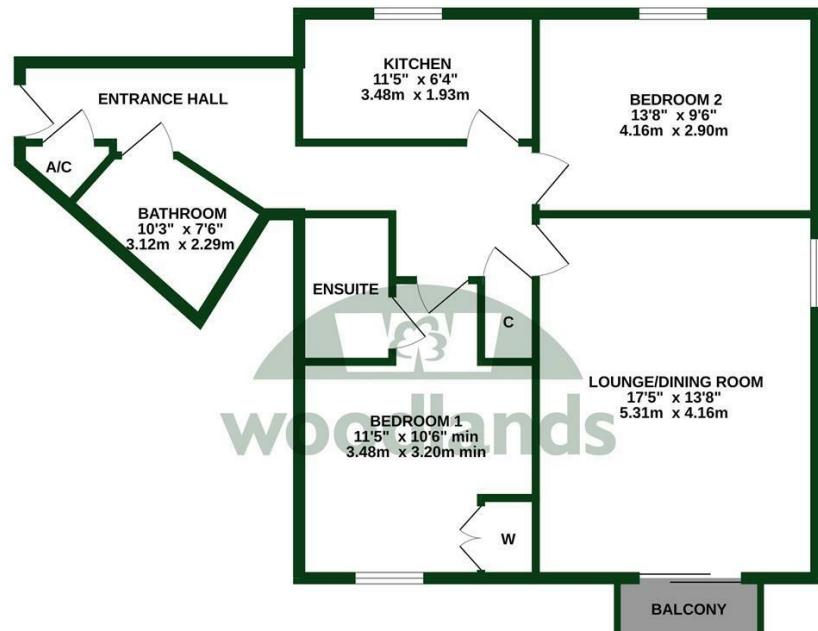
**BIOMASS HEATING SYSTEM****DOUBLE GLAZED WINDOWS****ALLOCATED PARKING**

**YEARS REMAINING ON LEASE: 136**

**GROUND RENT: £360 PER ANNUM**

**SERVICE CHARGES: £6,000 PER ANNUM**

FIRST FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq ft. (75.2 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition 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	83	83
(69-80) C		
(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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