



**FLAT 13 SQUIRRELS GREEN, 154 STATION ROAD, REDHILL, SURREY, RH1 1HB**  
**OFFERS IN EXCESS OF £220,000**  
**LEASEHOLD**

A central location and with two double bedrooms, this purpose built apartment is a great opportunity to get on the property ladder and upgrade a property in your own style to make it home. It's only a few hundred metres to the town centre, so all of Redhill's facilities and amenities are right on your doorstep, whether that be the transport links to London for work or a night out, or Redhill's leisure venues, restaurants and shops; you'll never need a car or taxi again!

Being ground floor it's easily accessible and to make things even better the property is available with no onward chain. Inside, the apartment is well proportioned throughout. The kitchen, which would benefit from an upgrade, is a great size with a large window for natural light and could be re-designed as a kitchen/breakfast room. The 15ft lounge/diner which again has a large south facing window, is plenty big enough to use as two distinct areas with room for a dining table and sofas.

Bedroom one has a built-in double wardrobe and bedroom two is still large enough to accommodate a double bed. The bathroom has a fitted white suite with a shower over the bath, and a window.

The property has gas heating to radiators and is also double glazed throughout, so an internal cosmetic makeover is more cost effective. The property has a long lease and there is also a garage en-block behind the communal gardens. Call Woodlands now to discuss the apartment in more detail and arrange a viewing.

- **GROUND FLOOR APARTMENT**
- **15FT LOUNGE/DINER**
- **GARAGE**
- **EN BLOCK GARAGE**
- **COUNCIL TAX BAND: C**
- **TWO BEDROOMS**
- **SCOPE TO IMPROVE**
- **CLOSE TO TOWN AND STATION**
- **NO CHAIN**
- **EPC RATING: D**





**ROOM DIMENSIONS:**

**COMMUNAL FRONT DOOR**

**PRIVATE FRONT DOOR**

**ENTRANCE HALL**

**LOUNGE/DINER**

15'5" x 11'11" (4.70m x 3.63m)

**KITCHEN**

11'9" x 7'10" (3.58m x 2.39m)

**INNER HALLWAY**

**BEDROOM ONE**

12'6" x 9'10" (3.81m x 3.00m)

**BEDROOM TWO**

10'2" x 7'11" (3.10m x 2.41m)

**BATHROOM**

**COMMUNAL GARDENS**

**GARAGE EN BLOCK**

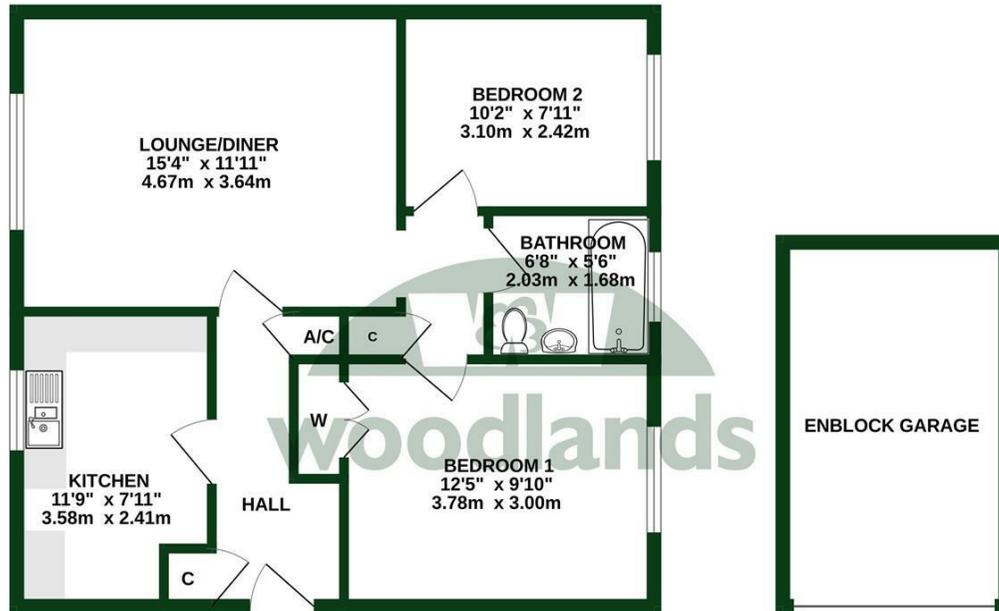
**YEARS REMAINING ON LEASE: 159**

**GROUND RENT: £150 PER ANNUM**

**SERVICE CHARGES: £1,600 PER ANNUM**



**GROUND FLOOR**  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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