



5 WILTON HILL COURT, 29 WILTON ROAD, REDHILL, SURREY, RH1 6QR

£192,000

LEASEHOLD

*****REFURBISHED ONE BEDROOM APARTMENT CLOSE TO TOWN*****

Are you looking for a convenient apartment that is ready to move into - then this is the place!

Having been refurbished throughout, this one bedroom first floor purpose built apartment is available chain free.

The property has a spacious 13ft lounge with a south facing window making it a wonderfully bright room, which has an open arch to the semi open plan kitchen that has a stylish contemporary finish. The double bedroom has a built in wardrobe, and there is also the newly fitted modern bathroom. The property has double glazed windows throughout and electric heating.

Convenient is the perfect word to describe this location. On the fringe of Redhill town centre, it is easily accessible to all of the town's amenities including the mainline railway station, and there is the benefit of off road parking to the rear of the property.

Ideal for first time buyers or indeed rental investors. It is available to view immediately and also comes with an extended lease term. Call now to view.

- **REFURBISHED APARTMENT**
- **ONE BEDROOM**
- **MODERN KITCHEN**
- **DOUBLE GLAZED**
- **COUNCIL TAX BAND: B**
- **CHAIN FREE**
- **LONG LEASE**
- **CONTEMPORARY BATHROOM**
- **CLOSE TO TOWN & STATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE

13'5 x 11'6 (4.09m x 3.51m)

KITCHEN

9'1 x 5'10 (2.77m x 1.78m)

BEDROOM

11'3 x 9'9 (3.43m x 2.97m)

BATHROOM

6'3 x 6'1 (1.91m x 1.85m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL PARKING

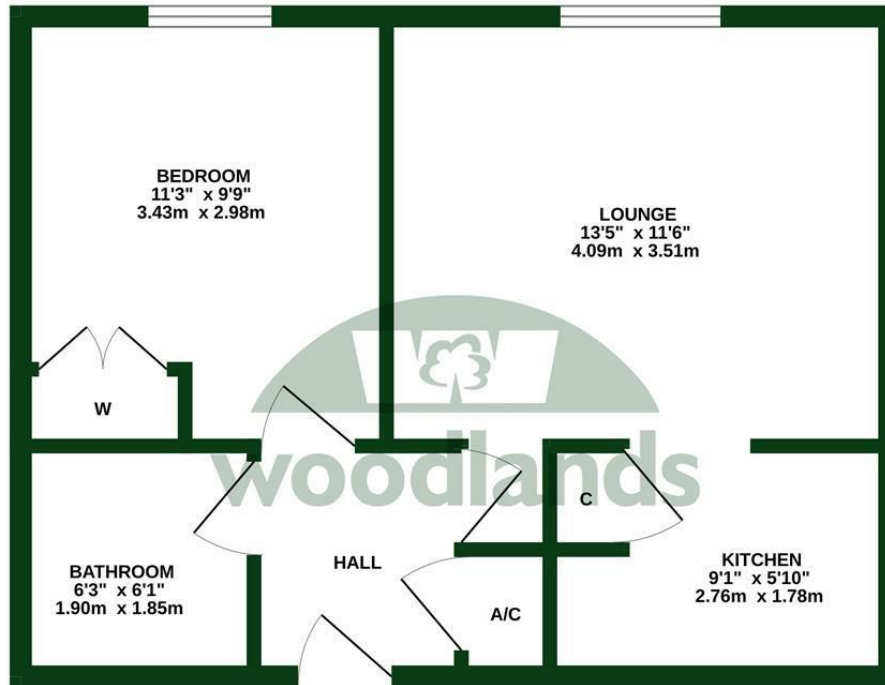
YEARS REMAINING ON LEASE: 159 YEARS

GROUND RENT: £160

SERVICE CHARGES: £1,001 PER ANNUM



FIRST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 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	80	82
(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 	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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