



FLAT 7 20 GLOUCESTER ROAD, REDHILL, SURREY, RH1 1BS
OFFERS IN EXCESS OF £205,000
LEASEHOLD

***** PROPERTY VISIT AVAILABLE BY APPOINTMENT *****

CENTRALLY LOCATED, ONE BEDROOM TOP FLOOR CONVERSION WITH COMMUNAL GARDENS AND NO ONGOING CHAIN.

Converted around 6 years this top floor property is in an exceptionally convenient location on the fringe of the bustling commuter of Redhill with it's fast train links to London, rejuvenated town centre and green spaces.

To the side of the building is a communal front door with a video entry system, on the top floor is your private front door opening to an entrance hall with loft access. You have a dual aspect lounge and a double bedroom. There is a fitted kitchen which is dual aspect and there is a shower room with a Velux window to the rear.

Outside there is a communal garden to the rear with an access gate to a public open air car park where you can purchase a annual season ticket from Reigate and Banstead council.

Redhill town centre also boasts a Sainsburys superstore, 24 hour gym, leisure centre and the Belfry shopping centre with a new cinema complex due in 2022 which will have a food court and additional shopping facilities.

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|-----------------------|--------------------|
| ■ TOP FLOOR APARTMENT | ■ CENTRAL LOCATION |
| ■ LOUNGE | ■ KITCHEN |
| ■ DOUBLE BEDROOM | ■ SHOWER ROOM |
| ■ COMMUNAL GARDEN | ■ 119 YEAR LEASE |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

12'4 x 3'0 (3.76m x 0.91m)

LOUNGE

14'9 x 9'4 (4.50m x 2.84m)

KITCHEN

11'2 x 6'0 (3.40m x 1.83m)

DOUBLE BEDROOM

14'9 x 9'0 (4.50m x 2.74m)

SHOWER ROOM

6'8 x 5'8 (2.03m x 1.73m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

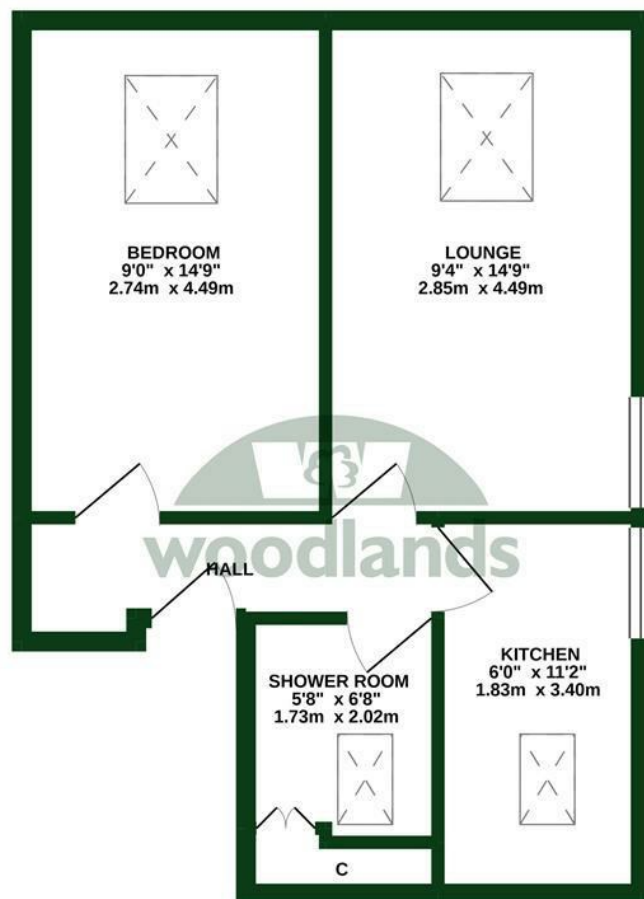
LEASE: 120 YEARS REMAINING

GROUND RENT: £350 PER ANNUM

MAINTENANCE: £1,762 PER ANNUM



TOP FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 423 sq.ft. (39.3 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		83
(69-80) C	70	
(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

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