



**12 HUNTERS LODGE NUTFIELD ROAD, REDHILL, SURREY, RH1
4ED**

£200,000

LEASEHOLD - SHARE OF FREEHOLD

Bright and well presented apartment, offered with no onward chain and benefitting from off road parking and the use of a large communal garden.

Hunters lodge is a characterful detached building, constructed from Reigate stone, and converted to apartments circa 2006.

The property itself is a bright, triple aspect apartment, that has an entrance hall with a video entry system and a well appointed bathroom. At the front there is a dual aspect bedroom, and to the rear you have a large open plan space that has a fitted kitchen with integrated appliances, and a lounge/dining area that overlooks the well kept gardens.

Hunters Lodge can be found a little over half a mile from Redhill town centre, and therefore is convenient for the mainline rail services and a wide range of shopping options. In addition Redhill has a leisure complex that has a multi screen cinema, bowling alley and restaurant. The town also has a weekly local market in the main square and some excellent restaurants to chose from.

- | | |
|-------------------------|--------------------|
| ■ FIRST FLOOR APARTMENT | ■ ONE BEDROOM |
| ■ OPEN PLAN LIVING | ■ PERIOD BUILDING |
| ■ VIDEO ENTRY | ■ OFF ROAD PARKING |
| ■ COMMUNAL GARDENS | ■ 106 YEAR LEASE |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

9'8 x 7'3 (2.95m x 2.21m)

LOUNGE/KITCHEN/DINER

19'6 x 16'2 (5.94m x 4.93m)

ONE BEDROOM

13'0 x 10'3 (3.96m x 3.12m)

BATHROOM

7'6 x 5'7 (2.29m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

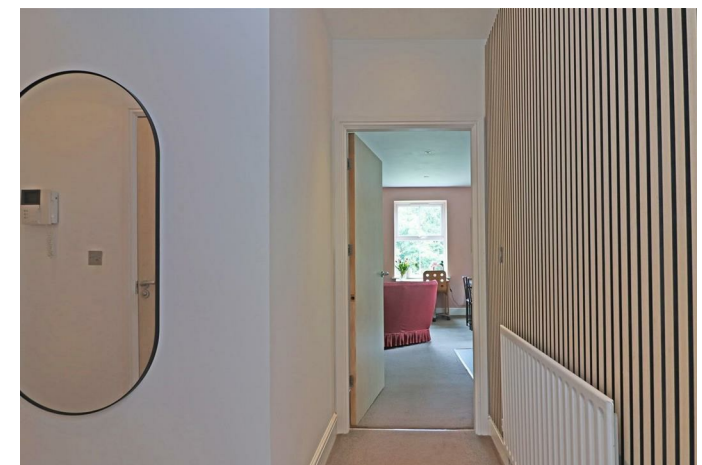
OFF ROAD PARKING FOR ONE CAR

SHARE OF FREEHOLD

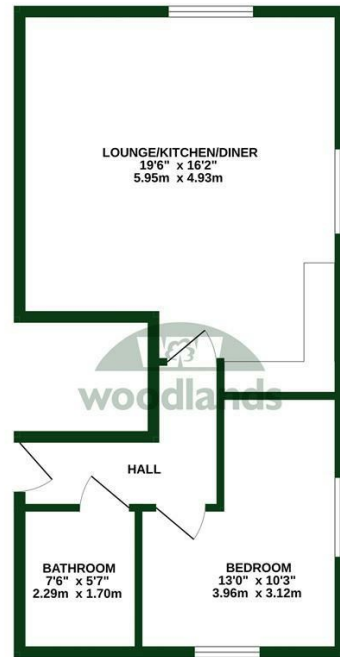
YEARS REMAINING ON LEASE: 104

GROUND RENT: N/A

SERVICE CHARGES: £1,897.78 PER ANNUM



FIRST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings 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	78	78
(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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