



160



**FLAT 2, 160 STATION ROAD, REDHILL, SURREY, RH1 1HE**  
**£270,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* WELL PRESENTED, TWO BEDROOM APARTMENT WITH A LONG LEASE AND A GARAGE EN-BLOCK \*\*\***

Located within easy reach of the bustling town centre of Redhill, this well proportioned property is presented in good condition, and has the benefit of 993 years remaining on the lease.

Through the front door there is an entrance hall with door to the fitted kitchen, which itself has a double glazed window to the rear. There is a spacious living/dining room, that has a large, double glazed window to the front, and opens to an inner hallway that has built in storage. You have a well appointed bathroom with a double glazed window, and there are two double bedrooms, both of which have built in wardrobes.

Outside there are communal gardens both front and rear, with a single garage en-block situated at the rear.

Nearby there is a local pub, and a parade of shops on Raffles bridge, as well as a leisure centre. Within the town centre itself you will find a great selection of high street shops and a shopping centre, with the added bonus of a regular market. You also have a 24 hour gym, a Sainsburys superstore, multi screen cinema complex and superb transport links to central London, Gatwick, Guildford and Tonbridge.

- GROUND FLOOR APARTMENT
- LOUNGE/DINING ROOM
- GARAGE
- CONVENIENT LOCATION
- COUNCIL TAX BAND: C
- TWO DOUBLE BEDROOMS
- KITCHEN
- DOUBLE GLAZED
- NO CHAIN
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
9'0 x 2'11 (2.74m x 0.89m)

**LOUNGE/DINING ROOM**  
15'2 x 14'9 (4.62m x 4.50m)

**KITCHEN**  
8'6 x 8'4 (2.59m x 2.54m)

**BEDROOM ONE**  
11'10 x 9'8 + door recess (3.61m x 2.95m + door recess)

**BEDROOM TWO**  
11'10 x 8'7 (3.61m x 2.62m)

**BATHROOM**  
8'6 x 5'11 (2.59m x 1.80m)

**GAS FIRED CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

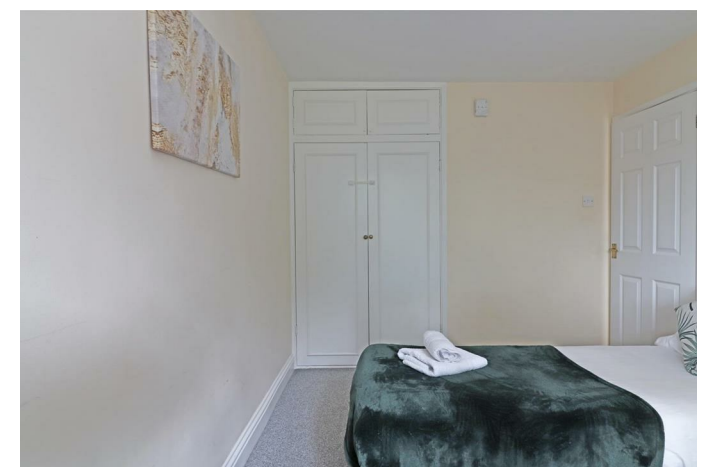
**GARAGE EN BLOCK**

**SHARE OF FREEHOLD**

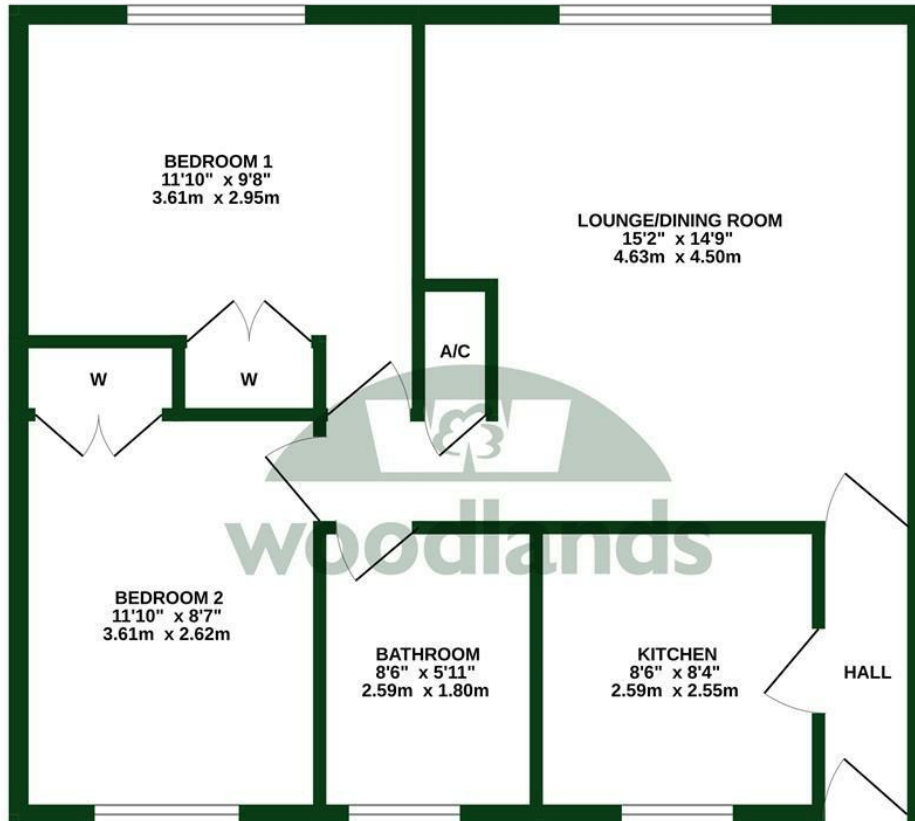
**YEAR REMAINING ON LEASE: 993**

**GROUND RENT: £0**

**SERVICE CHARGES: £3,132.72 PER ANNUM (APPROX.)**



GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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