



OXENBRIDGE HOUSE



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**1 OXENBRIDGE HOUSE TIMPERLEY GARDENS, REDHILL, SURREY, RH1
2BH
£220,000**

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

GROUND FLOOR TWO BEDROOM FLAT WITH A PRIVATE TERRACE LOCATED CLOSE TO SHOPS, SCHOOL AND TRANSPORT LINKS.

Through the front door there is a good size hallway with several built in storage cupboards. You have a spacious lounge/dining room with a double glazed window to the rear and a double glazed door to the private terrace which is covered. To the front there is a separate modern fitted kitchen with a larder cupboard, further down the hall you have two good size double bedrooms and a family bathroom.

You have the benefit of 103 year lease remaining and there is a tenant currently paying £985 PCM who would be happy to stay if someone were looking for a ready made investment.

Nearby there is a parade of local shops perfect for your everyday essentials, alternatively Redhill town centre is only a short walk where there is a wide range of shops and amenities including a leisure centre, library, cinema and transport links that include direct trains to London, Gatwick and the south coast.

- | | |
|----------------------------|------------------|
| ■ CONVENIENT LOCATION | ■ SCHOOLS NEARBY |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ PRIVATE TERRACE | ■ TWO BEDROOMS |
| ■ GAS CENTRAL HEATING | ■ 103 YEAR LEASE |
| ■ CURRENTLY LET @ £985 PCM | ■ CLOSE TO SHOPS |





ROOM DIMENSIONS:

ENTRANCE HALL

15'0 x 3'0 (4.57m x 0.91m)

LOUNGE/DINING ROOM

14'2 x 13'11 (4.32m x 4.24m)

KITCHEN

8'10 x 7'7 (2.69m x 2.31m)

BEDROOM ONE

13'0 x 10'4 (3.96m x 3.15m)

BEDROOM TWO

12'2 x 8'10 (3.71m x 2.69m)

BATHROOM

8'1 x 4' (2.46m x 1.22m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

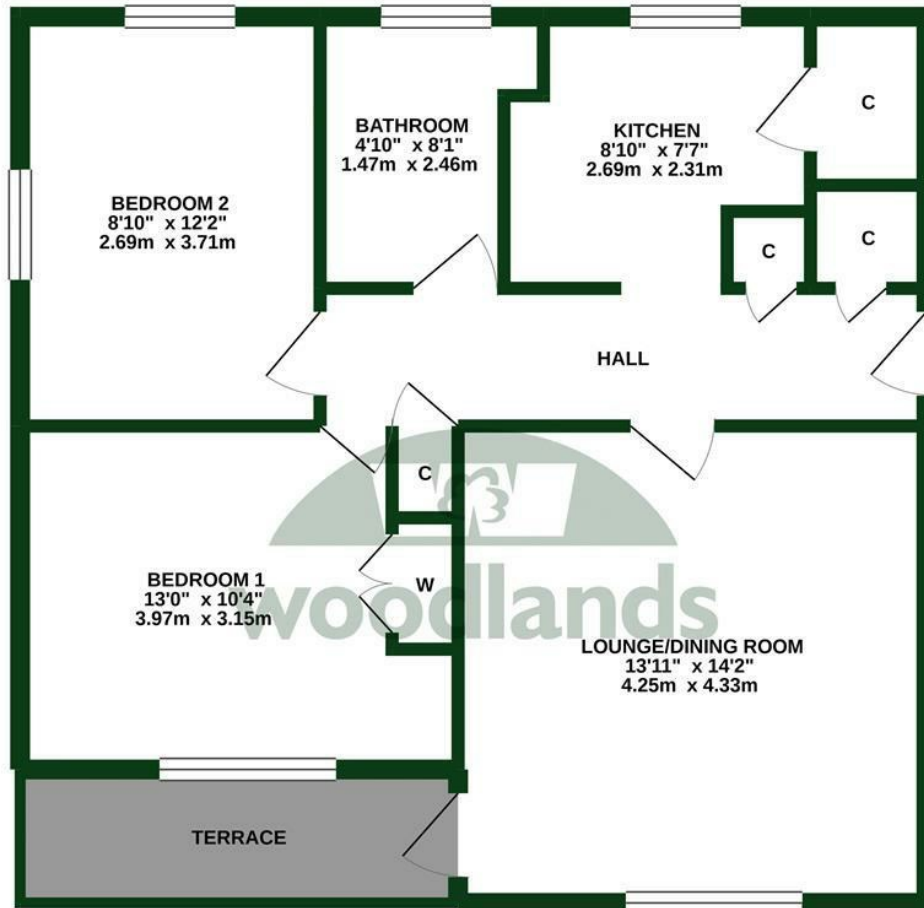
LEASE: 103 YEARS REMAINING

**SERVICE CHARGE & GROUND RENT: £906.67
(APPROX) PA**

COUNCIL TAX BAND: B



GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 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		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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