



FLAT 25 HATHAWAY COURT ST. ANNES RISE, REDHILL, SURREY, RH1 1AD
£215,000
LEASEHOLD - SHARE OF FREEHOLD

Chain free first floor apartment featuring a share of the freehold, a 963 year lease and residents parking.

Located up behind Redhill train station, in the ever popular St Annes development, Hathaway Court is the last building on the right hand side, and has the benefit of being in one of the quieter spots.

Through the front door there is an L shaped entrance hall, with two good size storage cupboards and an entry phone system. There is a bright, dual aspect living space, a separate fitted kitchen with its own window, a modern bathroom and a generous double bedroom with fitted wardrobes.

The property also benefits from double glazed windows and a combi pressurised gas central heating and hot water system - so no tanks or pumps to worry about.

Redhill train station is a mere 5 minute walk, and offers direct services to central London in as little as 30 minutes, in addition to trains to Gatwick airport, Reading, Guildford, Brighton and Tonbridge.

Redhill's busy town centre has many high street shops, as well as the Belfry shopping centre, a multi screen cinema complex, with axe throwing and bowling, a weekly market in the main square, and some superb restaurants.

- **SHARE OF FREEHOLD**
- **RESIDENTS PARKING**
- **SHORT WALK TO TOWN**
- **DOUBLE BEDROOM**
- **COUNCIL TAX BAND: C**
- **FIRST FLOOR APARTMENT**
- **DUAL ASPECT LOUNGE/DINER**
- **SEPARATE KITCHEN**
- **GREAT LOCATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

12'2 x 10'5 (3.71m x 3.18m)

LOUNGE/DINING ROOM

12'10 x 12'0 (3.91m x 3.66m)

KITCHEN

11'8 x 6'0 (3.56m x 1.83m)

DOUBLE BEDROOM

12'1 x 9'3 (3.68m x 2.82m)

BATHROOM

6'5 x 5'8 (1.96m x 1.73m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

RESIDENTS PARKING

SHARE OF FREEHOLD

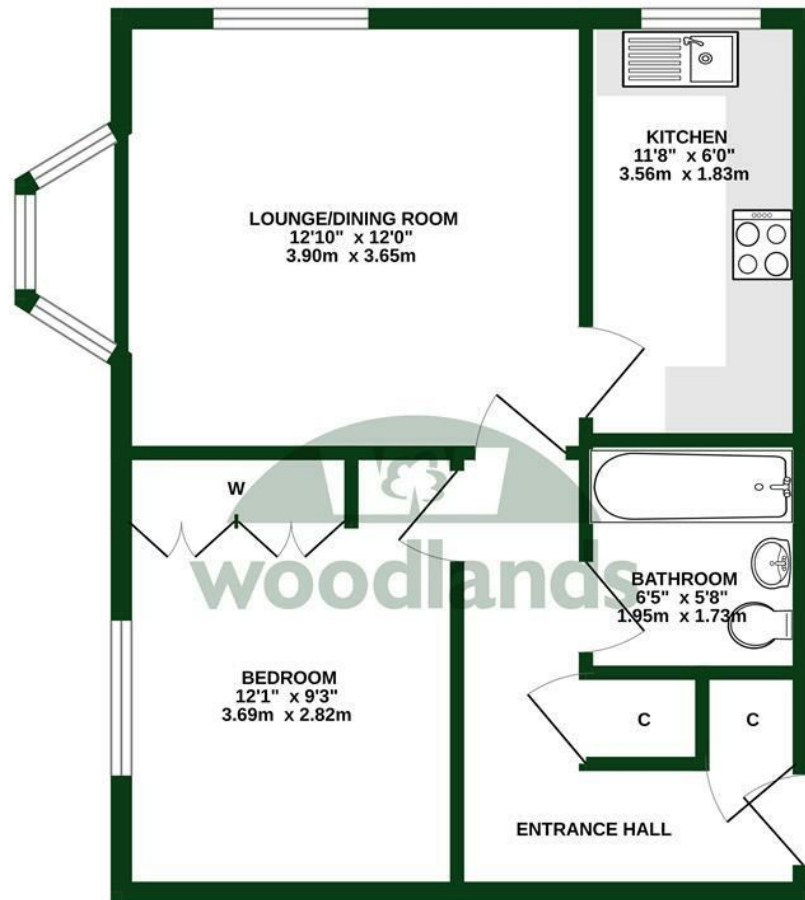
YEARS REMAINING ON LEASE: 963

GROUND RENT: N/A

SERVICE CHARGES: £1,253.46 PER ANNUM



FIRST FLOOR
466 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.2 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	79	79
(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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