
woodlands

12 DOWNS COURT, 40 LYNDALE ROAD, REDHILL, SURREY, RH1 2HB
£190,000
LEASEHOLD

*** BRIGHT AND SPACIOUS FIRST FLOOR APARTMENT IN A CUL DE SAC LOCATION WITH OFF ROAD PARKING ***

This well presented apartment can be found less than a mile to the north of Redhill's bustling town centre.

Through the front door there is an entrance hall with two built in cupboards. To the front there is a bright lounge/dining room, then you have a separate kitchen with a double glazed window to the rear, a double bedroom and a well appointed bathroom.

The property is fully double glazed, and has electric heating as well as 112 years remaining on the lease. Outside there is a communal garden area to the rear, along with allocated parking for the apartments.

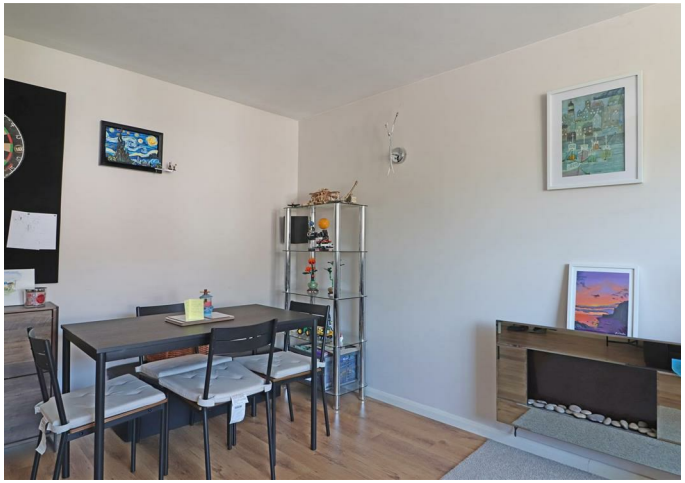
Nearby there area a couple of local shops for those everyday essentials, in addition to some beautiful walks up through Gatton Park and on to Reigate Hill.

Just around the corner you have the 405 bus route, which connects to both central Redhill and Croydon. Redhill town centre offers a great range of shops and amenities, including a multi screen cinema and leisure complex, 24 hour gym, shopping centre, regular local market, Sainsburys superstore and fast rail links to central London.

- **FIRST FLOOR APARTMENT**
- **LOUNGE/DINING ROOM**
- **DOUBLE BEDROOM**
- **112 YEAR LEASE**
- **COUNCIL TAX BAND: C**
- **WELL PRESENTED**
- **SEPARATE KITCHEN**
- **OFF ROAD PARKING**
- **CUL DE SAC**
- **EPC RATING: D**











ROOM DIMENSIONS:

ENTRANCE HALL
9'5 x 6'8 (2.87m x 2.03m)

LOUNGE/DINING ROOM
16'0 x 12'0 (4.88m x 3.66m)

KITCHEN
8'8 x 6'7 (2.64m x 2.01m)

DOUBLE BEDROOM
11'9 x 9'0 (3.58m x 2.74m)

BATHROOM
8'11(max) x 6'5 (2.72m(max) x 1.96m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

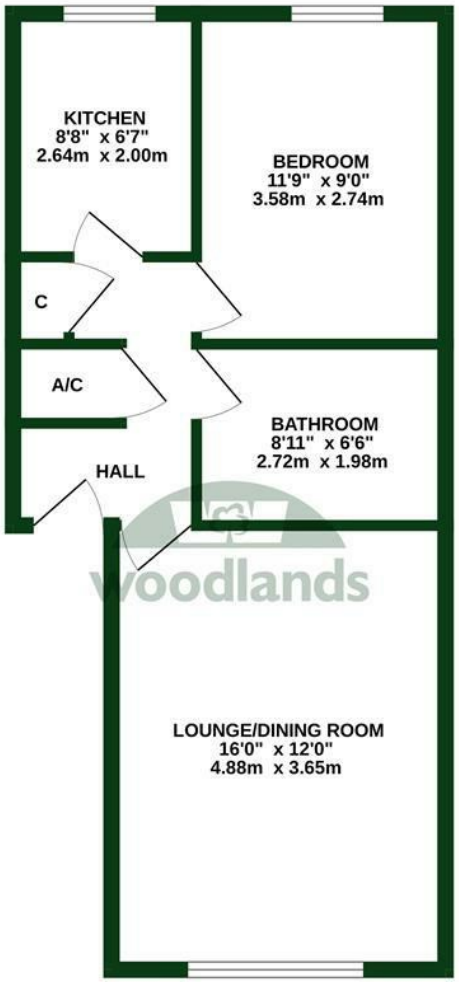
COMMUNAL GARDENS

YEARS REMAINING ON LEASE: 112

GROUND RENT & SERVICE CHARGE: £1,059.96 PER ANNUM



FIRST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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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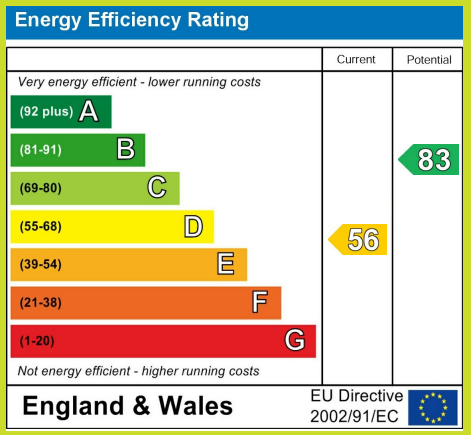
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