



144E BRAMBLETYE PARK ROAD, REDHILL, SURREY, RH1 6ED

£170,000

LEASEHOLD

***** WELL PRESENTED, TOP FLOOR APARTMENT LOCATED CLOSE TO SHOPS AND EARLSWOOD STATION WITH NO CHAIN *****

This bright double bedroom apartment is situated in the heart of Earlswood, and forms part of a small building of only five properties. The communal entrance hall leads to the first floor landing, where you have your private door, beyond the door there are stairs rising to the second floor. You have an open plan living space which comprises a lounge/dining/kitchen area, in addition you have dual aspect Velux windows to front and rear. There is a double bedroom which is again dual aspect and has an en-suite bathroom as well as a large storage recess.

There is the remainder of a 125 year lease, at the rear of the building there is a communal garden space and to the front there is ample, unrestricted on street parking.

Nearby you can find a selection of local shops, including the highly popular Holborns. Redhill town centre is less than a mile away, and has additional mainline train links to central London, and Gatwick Airport. The town also offers a wide range of high street shops, a modern multi screen cinema complex, Sainsburys superstore, 24 hour gym and a number of restaurants.

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|--------------------------|------------------------|
| ■ TOP FLOOR APARTMENT | ■ LOUNGE/KITCHEN/DINER |
| ■ DOUBLE BEDROOM | ■ ENSUITE BATHROOM |
| ■ POPULAR AREA | ■ CLOSE TO STATION |
| ■ SHOPS & SCHOOLS NEARBY | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: C | ■ EP RATING: C |





ROOM DIMENSIONS:

COMMUNAL ENTRANCE HALL WITH STAIRS TO:

FIRST FLOOR LANDING

PRIVATE FRONT DOOR

ENTRANCE HALL

LOUNGE/DINING/KITCHEN

19'2 x 12'8 (5.84m x 3.86m)

DOUBLE BEDROOM

13'6 x 10'4 (4.11m x 3.15m)

BATHROOM

8'1 x 6'11 (2.46m x 2.11m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

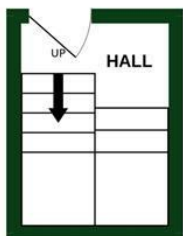
YEARS REMAINING ON LEASE: 102

GROUND RENT: £125 PER ANNUM

SERVICE CHARGES: £2,812.80 PER ANNUM

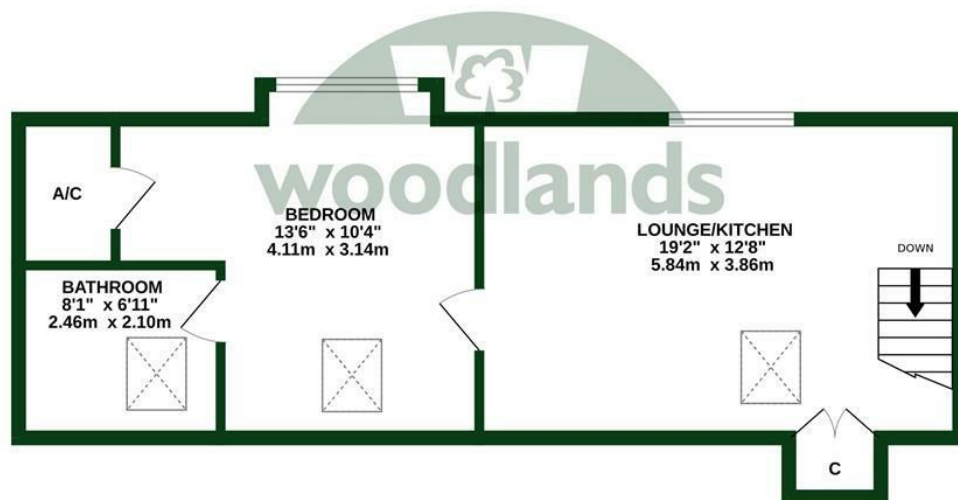


1ST FLOOR
56 sq.ft. (5.2 sq.m.) approx.



TOTAL FLOOR AREA: 553 SQ FT (51.4 SQ M) APPROX

2ND FLOOR
497 sq.ft. (46.2 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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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