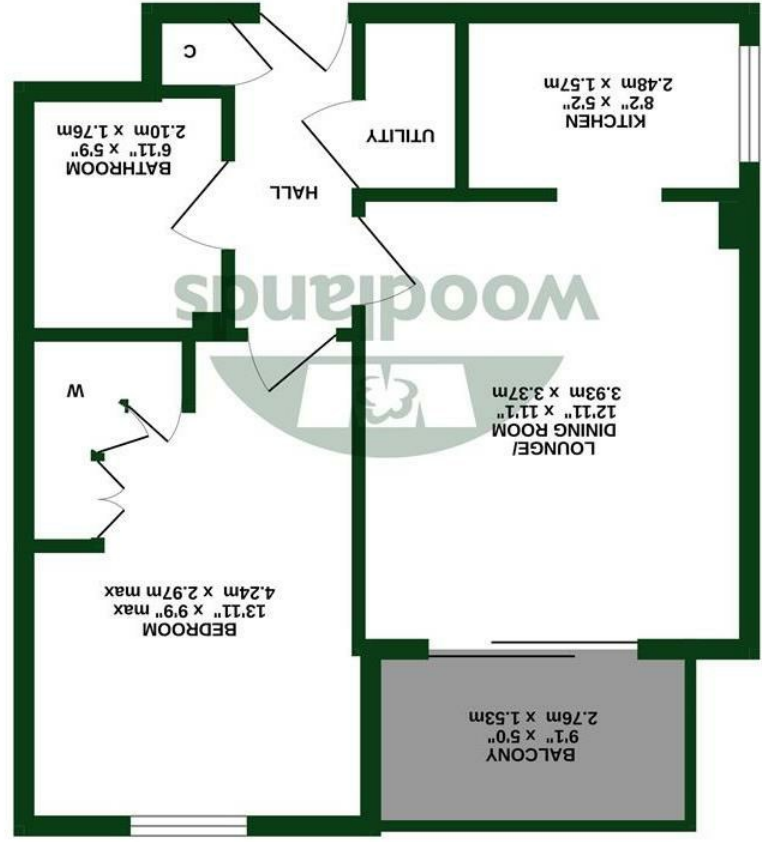


These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

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To view this property please call 01737 771777

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	75
Potential	76



TOP FLOOR 410 sq.ft. (38.1 sq.m.) approx.

Woodlands Estates has been made to ensure the accuracy of the floor plan. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is illustrative purposes only and should be used as such by prospective purchasers. The architect, surveyor and agencies shown have not been visited as to their accuracy or efficiency can be given. Made with AutoCAD 2025



40 Waterslade Elm Road, Redhill, Surrey, RH1 6AS

£230,000

Leasehold

*** SUPERB, TOP FLOOR APARTMENT WITH A BALCONY, COVERED PARKING AND NEW LEASE ***

Situated in a lovely location overlooking woodland, this top floor property is offered for sale with no chain and an extended lease term.

Waterslade has long been regarded as a highly popular spot to live in, not only is it a wonderfully quiet area, but you are still within easy reach of Redhill or Reigate town centres.

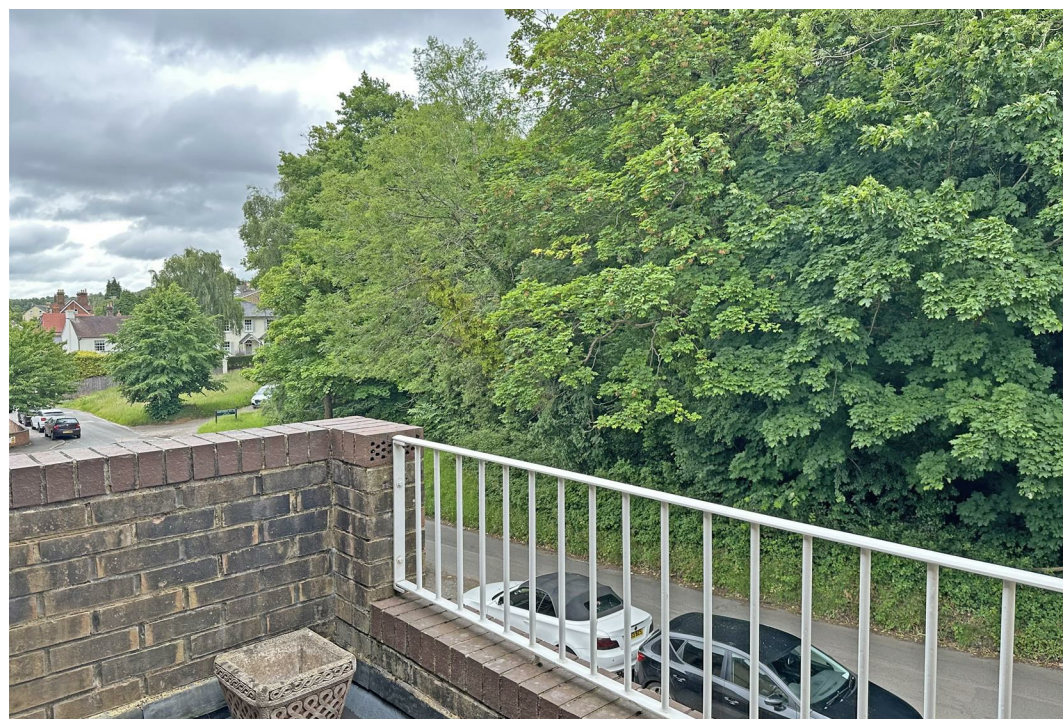
Through the front door there is an entrance hall with a built in utility cupboard, housing both the boiler and washing machine. There is a lounge/dining space with an opening to a modern kitchen, and sliding doors to an open air balcony that has great views. There is a double bedroom with a range of fitted wardrobes and a modern bathroom.

Outside there are well kept communal gardens, visitor parking spaces and an allocated parking bay at the rear which is undercover.

Redhill Common is almost opposite the apartment and offers some excellent walks with stunning views out towards Gatwick. At the end of the street you have the locally famous Deli on the Hill, which has a great selection of homemade foods, both savoury and sweet. The town centre can be found just half a mile away, and offers a wide range of shops, as well as a multi screen cinema, weekly local market and direct trains to London, Gatwick, Guildford and Tonbridge.

- TOP FLOOR APARTMENT
- LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- COVERED PARKING
- COUNCIL TAX BAND: C

- EXTENDED LEASE
- BALCONY
- DOUBLE BEDROOM
- LEAFY LOCATION
- EPC RATING: C



ROOM DIMENSIONS:

ENTRANCE HALL

9'11 x 3'2 (3.02m x 0.97m)

LOUNGE/DINING ROOM

12'11 x 11'1 (3.94m x 3.38m)

BALCONY

9'1 x 5'0 (2.77m x 1.52m)

KITCHEN

8'2 x 5'2 (2.49m x 1.57m)

BEDROOM

13'11 x 9'9(max) (4.24m x 2.97m(max))

BATHROOM

6'11 x 5'9 (2.11m x 1.75m)

GAS CENTRAL HEATING

DOUBLE GLAZED SASH WINDOWS

COVERED PARKING

COMMUNAL GARDENS

EXTENDED LEASE TO 213 YEARS

GROUND RENT: PEPPERCORN

SERVICE CHARGES: £1,900 PER ANNUM

