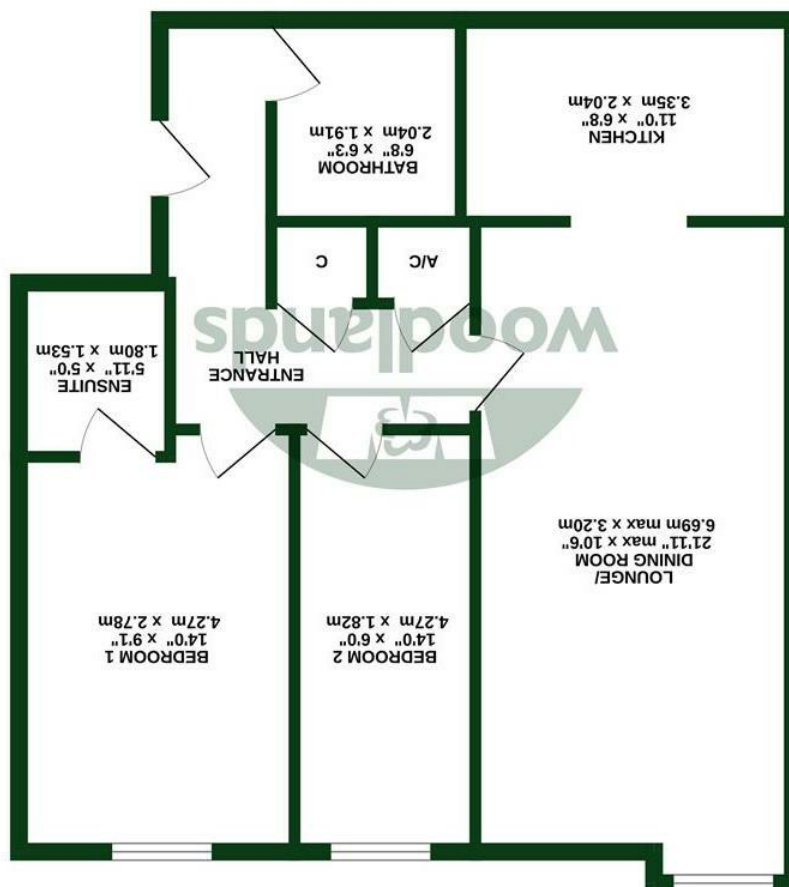


These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation 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	83
Potential	86



FIRST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.

Woodlands has been made to ensure the accuracy of the original contract. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The services, fixtures and appliances shown here are based on the information provided by the seller. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are based on the information provided by the seller. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The services, fixtures and appliances shown here are based on the information provided by the seller. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error.



**12 Maple House, 1 Chapel Road, Redhill, Surrey, RH1 1LA**  
**£275,000**  
**Leasehold**

**\*\*\* SUPERBLY CENTRAL, TWO BEDROOM FIRST FLOOR PROPERTY WITH UNDERGROUND PARKING \*\*\***

Located just on the edge of Redhill's bustling town centre, this first floor two bedroom apartment offers great value for money.

The property has an entrance hall with built in storage and an airing cupboard. There is a spacious, lounge/dining room, with a double glazed window to the rear and a wide opening to a fitted kitchen area. You have a double bedroom with a window to the rear and a door to an ensuite shower room, in addition there is a second bedroom and a family bathroom.

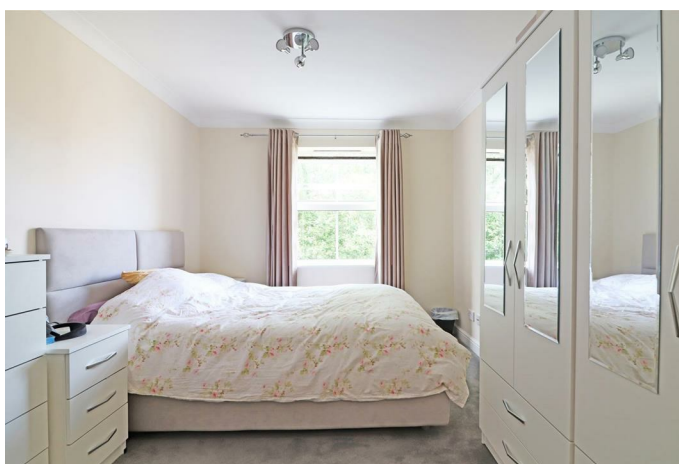
The property benefits from a 97 year lease and an allocated, underground parking space.

Being right on the edge of the town centre you are within seconds of a wide range of high street stores, a shopping centre and an excellent multi screen cinema complex, that also offers bowling, an amusement arcade, axe throwing, shuffle board and karaoke.

The town centre also has regular local markets, several pubs and a number of restaurants with a Pizza Express opening soon.

For those wanting to transport, Redhill station offers direct trains to central London, as well as services to Gatwick, Reading, Guildford and Tonbridge.

- **FIRST FLOOR APARTMENT**
- **LOUNGE/DINING ROOM**
- **BATHROOM AND ENSUITE**
- **5 MINUTES TO STATION**
- **COUNCIL TAX BAND: D**
- **CENTRAL TO REDHILL**
- **TWO BEDROOMS**
- **UNDERGROUND PARKING**
- **NO CHAIN**
- **EPC RATING: B**



**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
10'6(max) x 10'1(max) (3.20m(max) x 3.07m(max))

**LOUNGE/DINING ROOM**  
21'11(max) x 10'6 (6.68m(max) x 3.20m)

**KITCHEN**  
11'0 x 6'8 (3.35m x 2.03m)

**BEDROOM ONE**  
14'0 x 9'1 (4.27m x 2.77m)

**ENSUITE SHOWER ROOM**  
5'11 x 5'0 (1.80m x 1.52m)

**BEDROOM TWO**  
14'0 x 6'0 (4.27m x 1.83m)

**BATHROOM**  
6'8 x 6'3 (2.03m x 1.91m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**UNDERGROUND PARKING FOR ONE CAR**

**YEARS REMAINING ON LEASE: 97**

**GROUND RENT: £150 per annum**

**SERVICE CHARGES: £1,909.20 per annum**

