





**13 ETON HOUSE OLD SCHOOL CLOSE, REDHILL, SURREY, RH1  
2FN**

**£300,000  
LEASEHOLD**

**\*\*\* CHARACTERFUL SPLIT LEVEL APARTMENT WITHIN A GATED  
DEVELOPMENT IDEALLY LOCATED FOR REDHILL TOWN AND STATION  
\*\*\***

This spacious two bedroom property forms part of a historic building that dates back to the 1800's and was formerly used as a school. Converted in 2013, Eton house is now a collection of mixed size apartments with gated access and well kept communal gardens, as well as allocated parking.

The property has an entrance hall with stairs rising to the upper floor, a built in cupboard under the stairs and a shower room, the lounge/dining room has three large windows to the rear and vaulted ceilings, there is a separate fitted kitchen with integrated appliances. On the upper floor there is a landing, the master bedroom has a built in wardrobe and an en-suite bathroom which has both a bath and separate shower, bedroom two has a fitted wardrobe and is galleried over the reception space.

Outside there are secure pedestrian and vehicular access gates into the development, communal gardens within the central courtyard and an allocated parking space.

Nearby you will find Redhill town and station where you have fast and frequent train links to London, a wide range of shops and amenities as well as a 24 hour gym. In addition there is a newly opened, multi screen cinema and leisure complex, and a regular market in the town centre.

- |                       |                         |
|-----------------------|-------------------------|
| ■ CHARACTER BUILDING  | ■ GATED DEVELOPMENT     |
| ■ LOUNGE/DINING ROOM  | ■ INTEGRATED KITCHEN    |
| ■ TWO BEDROOMS        | ■ SHOWER ROOM & ENSUITE |
| ■ VAULTED CEILINGS    | ■ ALLOCATED PARKING     |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: B         |





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

8'10 x 7'5 (2.69m x 2.26m)

##### **SHOWER ROOM**

7'3 x 3'11 (2.21m x 1.19m)

##### **LOUNGE/DINING ROOM**

22'1 x 12'2 (6.73m x 3.71m)

##### **KITCHEN**

10'1 x 7'4 (3.07m x 2.24m)

##### **FIRST FLOOR LANDING**

##### **BEDROOM ONE**

10'10 x 8'6 (3.30m x 2.59m)

##### **ENSUITE BATHROOM**

9'9 x 7'7 (2.97m x 2.31m)

##### **BEDROOM TWO**

9'0 x 8'6 (2.74m x 2.59m)

##### **GAS CENTRAL HEATING**

##### **DOUBLE GLAZED SASH WINDOWS**

##### **PARKING FOR ONE CAR**

##### **COMMUNAL GARDENS**

##### **LEASE: 112 YEARS REMAINING**

##### **GROUND RENT: £250 PER ANNUM**

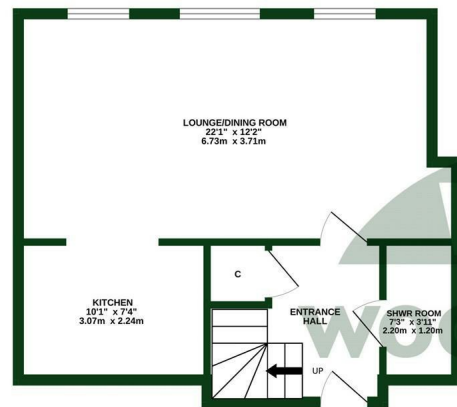
##### **MAINTENANCE: £3,000 PER ANNUM**



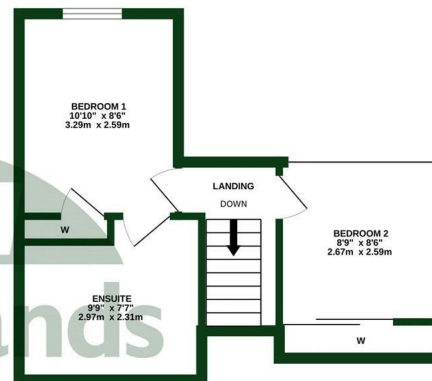




GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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	82	82
(69-80) C		
(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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