



NO PARKING 24 HOURS ACCESS
EXCEPTED VEHICLES ONLY



woodlands

16 SYCAMORE COURT BROOK ROAD, REDHILL, SURREY, RH1 6BQ

£255,000

LEASEHOLD

***** SPACIOUS GROUND FLOOR APARTMENT IN A GATED DEVELOPMENT WITH IT'S OWN PRIVATE ENTRANCE *****

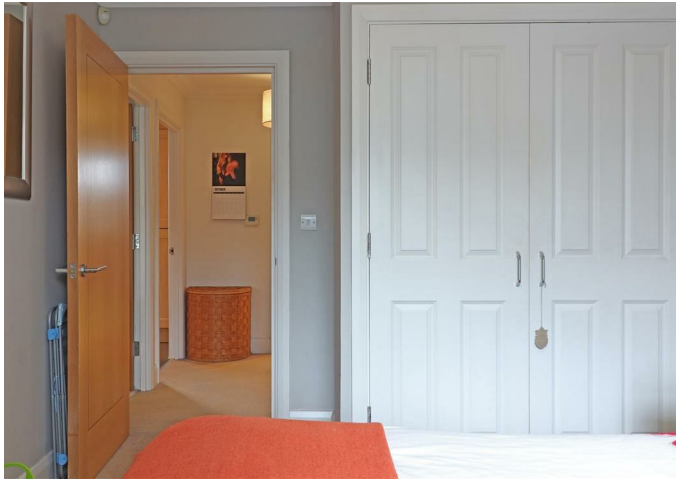
Located just to the south of Redhill's bustling town centre, this gated development constructed by Hystar in 2008, is made up of two buildings and each apartment has allocated parking.

This particular apartment is situated within the inner building, and has a private access to the rear. Through the front door there is an entrance hall, with a built in storage cupboard. You have a generous lounge dining room, a separate kitchen/breakfast room, a double bedroom with fitted wardrobes and a modern bathroom with a double glazed window to the rear. within the gated development there are allocated residents parking spaces, green areas and bin stores.

Nearby there are a number of local shops, including a convenience store, and an M&S local, as well as a selection of food outlets. Redhill town centre can be found only a short walk to the north, and offers an extensive range of shops, a multi screen cinema and leisure complex, a shopping centre, weekly markets, a 24 hour gym and superb train links to London, Gatwick, Tonbridge, Guildford and Reading.

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|-----------------------|---------------------|
| ■ SPACIOUS APARTMENT | ■ GROUND FLOOR |
| ■ PRIVATE FRONT DOOR | ■ 173 YEAR LEASE |
| ■ DOUBLE BEDROOM | ■ ALLOCATED PARKING |
| ■ GATED DEVELOPMENT | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

ENTRANCE HALL

9'1 x 7'7 (2.77m x 2.31m)

LOUNGE/DINING ROOM

16'4 x 11'10 (4.98m x 3.61m)

KITCHEN/BREAKFAST ROOM

11'10 x 7'7 (3.61m x 2.31m)

BEDROOM

12'8 x 9'2 (3.86m x 2.79m)

BATHROOM

9'1 x 5'6 (2.77m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING FOR ONE CAR

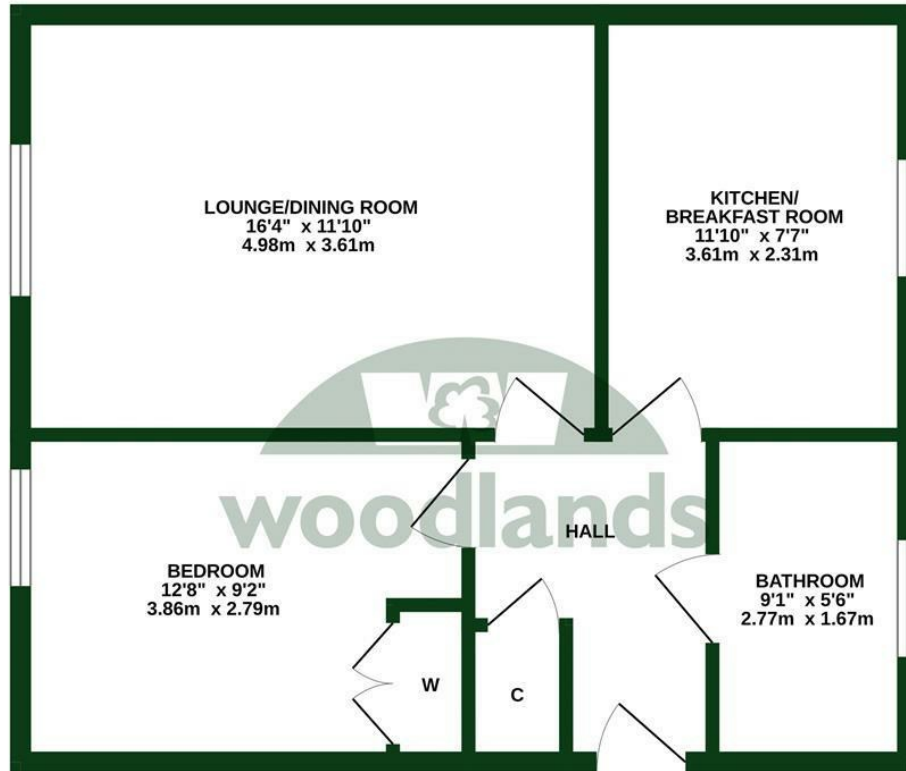
YEARS REMAINING ON LEASE: 173

GROUND RENT: £200 PER ANNUM

SERVICE CHARGE: £650 PER ANNUM




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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	79	79
(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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