



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.

- SPACIOUS APARTMENT
- PRIVATE FRONT DOOR
- DOUBLE BEDROOM
- GATED DEVELOPMENT
- COUNCIL TAX BAND: C

- GROUND FLOOR
- 173 YEAR LEASE
- ALLOCATED PARKING
- NO CHAIN
- 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**

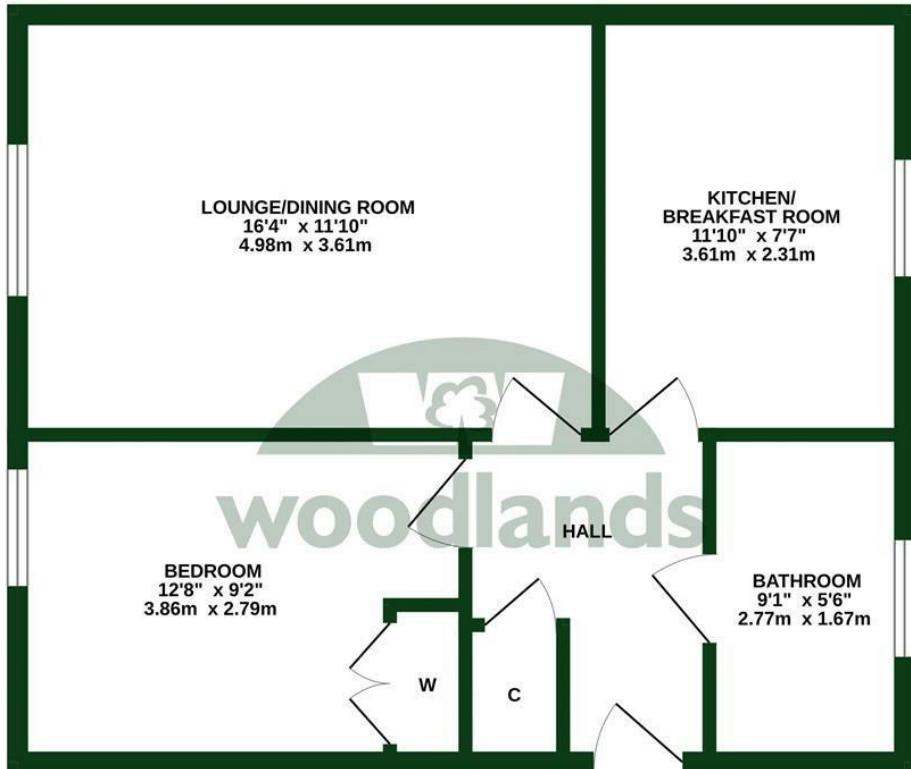
12'8 x 9'2 (3.86m x 2.79m)

**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 operation 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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