



**FLAT 6, 39 WOODLANDS ROAD, REDHILL, SURREY, RH1 6HB**

**£260,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* NEWLY REFURBISHED, TOP FLOOR APARTMENT WITHIN A CHARACTER BUILD CLOSE TO TRANSPORT LINKS \*\*\***

This sharply presented apartment offers great value for money and is in a highly popular location, only a short walk from Earlswood train station and shops.

Through the front door there is an entrance hall, there are two double bedrooms, both of which have new carpets and double glazed windows. There is a good size living room, a stylish, modern kitchen and a superb shower room.

The property benefits from a share of the freehold, and there is off road parking to the rear. As well as the great transport links, Earlswood also has a popular local pub with a superb garden, a couple of handy shops and several food outlets. In addition, Earlswood common and lakes are only a short walk away, offering extensive walks and a lake side cafe.

Redhill town centre itself is around a mile to the north of the property, and has a wide range of shops, both on the high street and within the Belfry centre. You also have a new, multi screen cinema complex, extensive transport links, including direct trains to central London and Gatwick.

- TOP FLOOR
- OFF ROAD PARKING
- SHOWER ROOM
- STATION NEARBY
- COUNCIL TAX BAND: B
- NEWLY REFURBISHED
- SHARE OF FREEHOLD
- STYLISH KITCHEN
- NO CHAIN
- EPC RATING: D





**ROOM DIMENSIONS:**

**COMMUNAL ENTRANCE**

**TOP FLOOR**

**ENTRANCE HALL**

**LOUNGE**

12'10" x 11'02" (3.91m x 3.40m)

**KITCHEN**

9'06" x 7'01" (2.90m x 2.16m)

**BEDROOM ONE**

12'02" x 10'0" (3.71m x 3.05m)

**BEDROOM TWO**

12'02" x 10'11" (3.71m x 3.33m)

**SHOWER ROOM**

8'05" x 4'05" (2.57m x 1.35m)

**OFF ROAD PARKING**

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**YEARS REMAINING ON LEASE: 950**

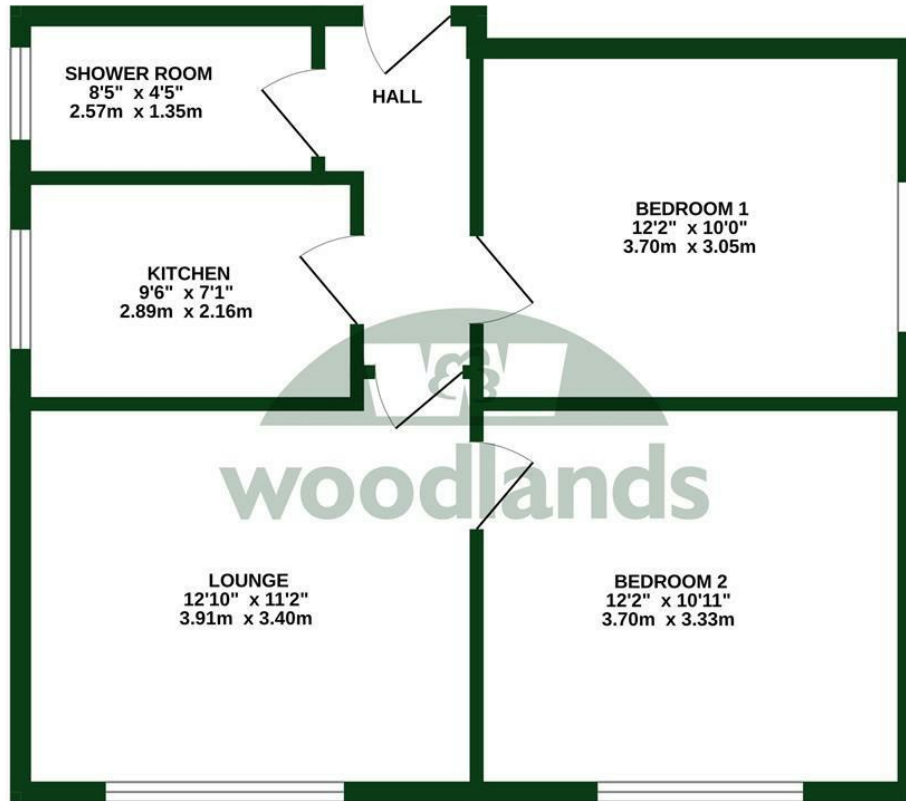
**SHARE OF FREEHOLD**

**SERVICE CHARGE: £750 PER ANNUM**

**GROUND RENT: £0**



**TOP FLOOR**  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>74</b> |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

To view this property please call 01737 771777

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