



**FLAT 2 CHESTNUT MEAD OXFORD ROAD, REDHILL, SURREY, RH1
1DR**

**£200,000
LEASEHOLD**

***** CENTRALLY LOCATED FIRST FLOOR APARTMENT FOR RESIDENTS
OVER 60 YEARS OLD *****

Chestnut Mead is a superbly convenient and popular development located only a short walk from Redhill town centre.

The property has an entrance hall with ample storage, a spacious lounge/dining room, a separate kitchen, modern shower room and two good size bedrooms. There are double glazed windows and modern Dimplex quantum electric heaters.

Chestnut Mead has off road parking for residents and visitors, as well as communal gardens and a residents laundry room.

Redhill town centre is only a third of a mile away, and offers a wide range of shops, a multi screen cinema complex and extensive transport links. In addition, Donyngs leisure centre is just across the road, and offers excellent facilities.

- RESIDENTS OVER 60 YEARS OLD
- LOUNGE/DINING ROOM
- WET ROOM
- QUIET AREA
- COUNCIL TAX BAND: C
- 170 YEAR LEASE
- TWO BEDROOMS
- LAUNDRY ROOM
- CONVENIENT LOCATION
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

11'9 x 6'6 (3.58m x 1.98m)

LOUNGE/DINING ROOM

17'8 x 11'5 (5.38m x 3.48m)

KITCHEN

9'9 x 8'2 (2.97m x 2.49m)

BEDROOM ONE

12'10 x 8'7 (3.91m x 2.62m)

BEDROOM TWO

9'9 x 7'10 (2.97m x 2.39m)

SHOWER ROOM

6'6 x 5'5 (1.98m x 1.65m)

QUANTUM ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL LAUNDRY ROOM

RESIDENTS PARKING

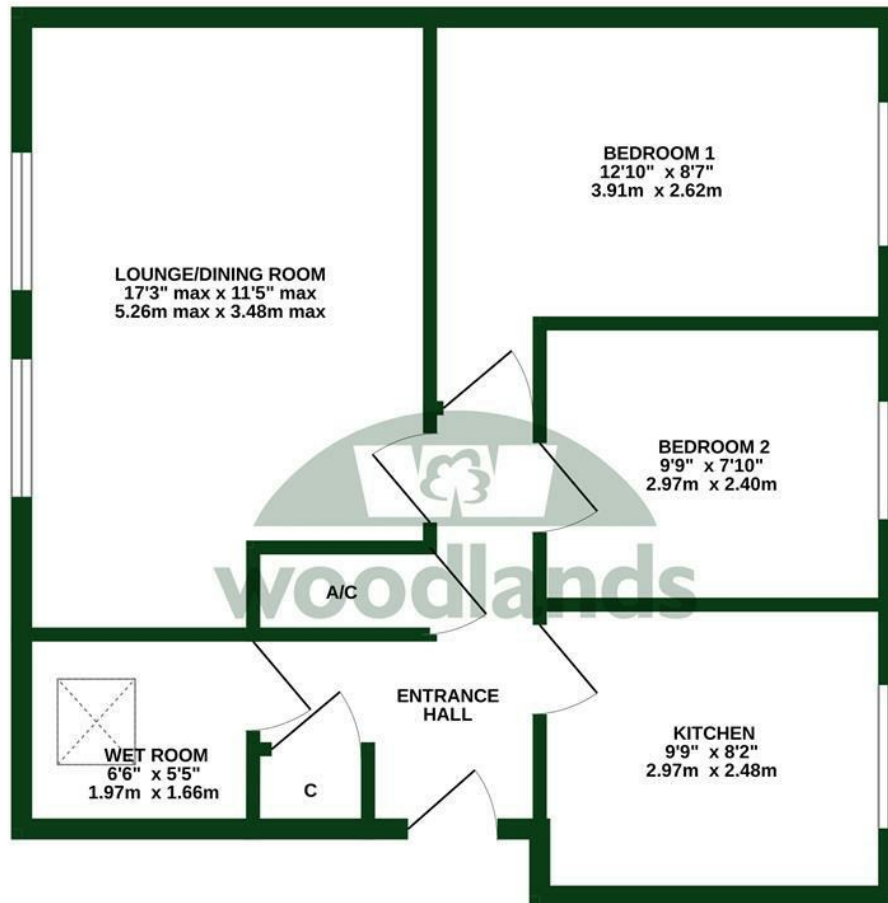
YEARS REMAINING ON LEASE: 170

GROUND RENT: £25 PER ANNUM

SERVICE CHARGES: £1,982.64 PER ANNUM



FIRST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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		
(69-80) C		76
(55-68) D	64	
(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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