



**FLAT 6 CENTENARY COURT, 30 WARWICK ROAD, REDHILL, RH1
1FQ
OFFERS IN EXCESS OF £250,000
LEASEHOLD**

Superbly located to benefit from the wide range of shops and amenities Redhill has to offer, including fast rail links to central London.

Only moments from Redhill town centre, this spacious, first floor apartment has the benefit of no ongoing chain.

Centenary Court has a telephone entry system and both allocated and visitor parking. Through the apartment's front door there is a large hallway, with built in storage. The main living space is a bright, dual aspect lounge/dining space, with a Juliet balcony and a door through to a separate, fitted kitchen.

Both bedrooms are decent size doubles, with the main bedroom benefitting from a dressing room and ensuite shower room. There is also a main bathroom, double glazed window and gas central heating.

The property benefits from an extended lease term and an allocated parking space.

Redhill town centre offers a wide range of shops, both on the high street and within the Belfry Centre. In addition there some great restaurants, a number of bars and an impressive multi screen cinema and leisure complex. The town also has a weekly market in the main square, with some great food stalls, a library, 24 hour gym and some of the best commuter options outside of London, including trains to Gatwick, Central London, Reading, Guildford and Tonbridge.

- **CENTRAL LOCATION**
- **FIRST FLOOR**
- **TWO DOUBLE BEDROOMS**
- **JULIET BALCONY**
- **COUNCIL TAX BAND: D**
- **NO CHAIN**
- **GREAT LIVING SPACE**
- **BATHROOM AND ENSUITE**
- **ALLOCATED PARKING**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

15'1 x 4'8 (4.60m x 1.42m)

LOUNGE/DINING ROOM

24'11 x 13'10 (7.59m x 4.22m)

KITCHEN

9'9 x 6'11 (2.97m x 2.11m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'5 x 9'3 (3.48m x 2.82m)

DRESSING ROOM

5'8 x 4'11 (1.73m x 1.50m)

ENSUITE SHOWER ROOM

7'5 x 3'11 (2.26m x 1.19m)

BEDROOM TWO

13'9 x 8'9(max) (4.19m x 2.67m(max))

BATHROOM

8'7 x 4'8 (2.62m x 1.42m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

YEARS REMAINING ON LEASE: 100

GROUND RENT: £392 PER ANNUM

SERVICE CHARGES: £1,630.00 PER ANNUM



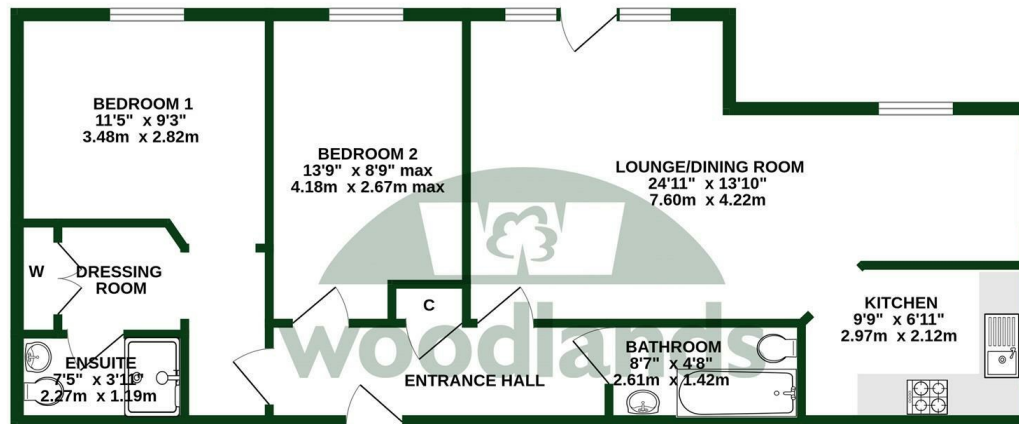


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

FIRST FLOOR 758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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