



12 MAPLE HOUSE, 1 CHAPEL ROAD, REDHILL, SURREY, RH1 1LA
£260,000
LEASEHOLD

***** SUPERBLY CENTRAL, TWO BEDROOM FIRST FLOOR PROPERTY WITH UNDERGROUND PARKING *****

Located just on the edge of Redhill's bustling town centre, this first floor two bedroom apartment offers great value for money.

The property has an entrance hall with built in storage and an airing cupboard. There is a spacious, lounge/dining room, with a double glazed window to the rear and a wide opening to a fitted kitchen area. You have a double bedroom with a window to the rear and a door to an ensuite shower room, in addition there is a second bedroom and a family bathroom.

The property benefits from a 97 year lease and an allocated, underground parking space.

Being right on the edge of the town centre you are within seconds of a wide range of high street stores, a shopping centre and an excellent multi screen cinema complex, that also offers bowling, an amusement arcade, axe throwing, shuffle board and karaoke.

The town centre also has regular local markets, several pubs and a number of restaurants with a Pizza Express opening soon.

For those wanting to transport, Redhill station offers direct trains to central London, as well as services to Gatwick, Reading, Guildford and Tonbridge.

- **FIRST FLOOR APARTMENT**
- **LOUNGE/DINING ROOM**
- **BATHROOM AND ENSUITE**
- **5 MINUTES TO STATION**
- **COUNCIL TAX BAND: D**
- **CENTRAL TO REDHILL**
- **TWO BEDROOMS**
- **UNDERGROUND PARKING**
- **NO CHAIN**
- **EPC RATING: B**





ROOM DIMENSIONS:

ENTRANCE HALL

10'6(max) x 10'1(max) (3.20m(max) x 3.07m(max))

LOUNGE/DINING ROOM

21'11(max) x 10'6 (6.68m(max) x 3.20m)

KITCHEN

11'0 x 6'8 (3.35m x 2.03m)

BEDROOM ONE

14'0 x 9'1 (4.27m x 2.77m)

ENSUITE SHOWER ROOM

5'11 x 5'0 (1.80m x 1.52m)

BEDROOM TWO

14'0 x 6'0 (4.27m x 1.83m)

BATHROOM

6'8 x 6'3 (2.03m x 1.91m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

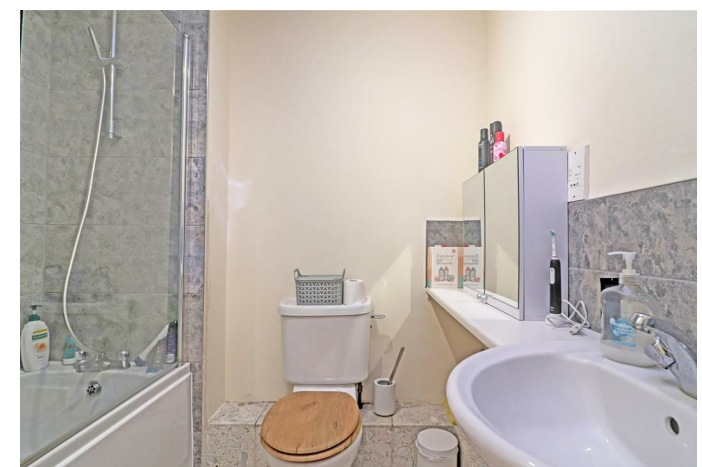
COMMUNAL GARDENS

UNDERGROUND PARKING FOR ONE CAR

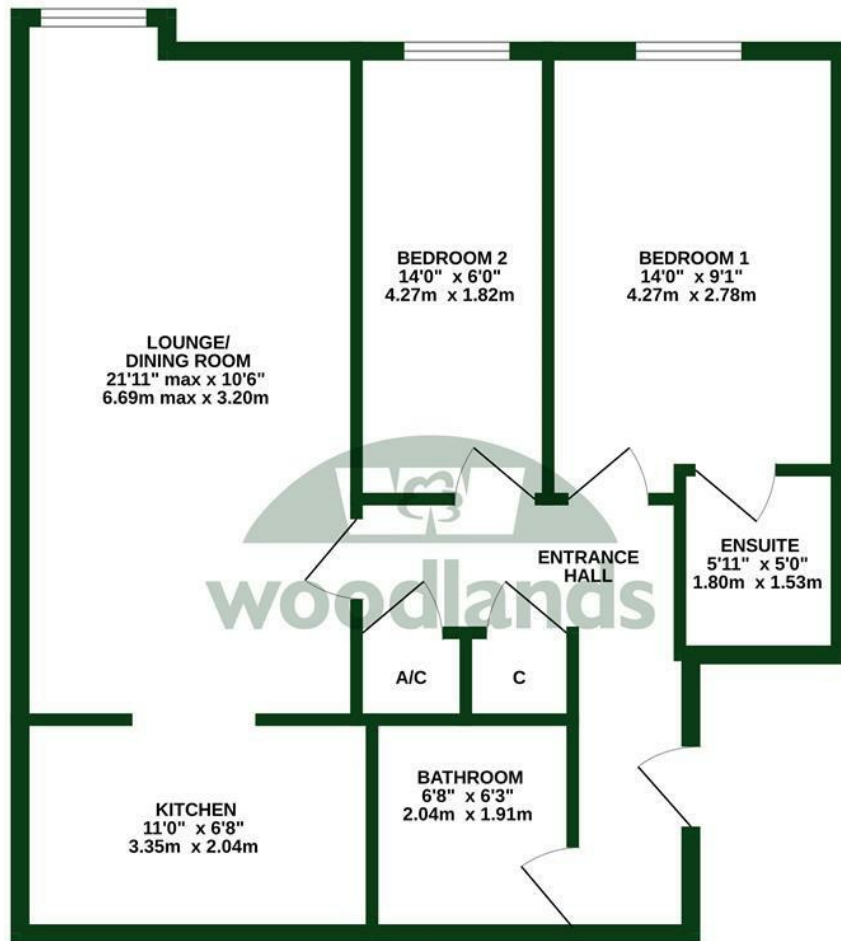
YEARS REMAINING ON LEASE: 97

GROUND RENT: £150 PER ANNUM

SERVICE CHARGES: £1,909.20 PER ANNUM



FIRST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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	83	86
(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	

To view this property please call 01737 771777

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