



Park Road Redhill RH1 1BT

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J A M E S D E A N
E S T A T E A G E N T S

This attractive and spacious first floor maisonette has recently been refurbished throughout and is immediately available. Situated in a private road and quiet cul-de-sac, the property is centrally located within walking distance to the town centre and mainline station.

The accommodation features two double bedrooms each with fitted storage, a generous living room, kitchen with appliances, brand new bathroom, and storage off the hallway along with loft storage, which is equipped with loft ladder, power, lighting and is partially boarded.

The property has been redecorated throughout including provision of a new stairwell and landing carpet. The stylish, contemporary new bathroom features floor to ceiling grey tiles, a



large quadrant shower cubicle with Aqualisa shower, shaver point and elegant sanitary ware. The fully equipped dual aspect kitchen benefits from wooden cabinetry, wooden worktops, integrated oven, and a five-ring gas hob as well as stand alone appliances including dishwasher, fridge/freezer and washing machine. The property is double glazed, with gas central heating and the combination boiler is situated in the loft.

Location is always key, and it is no exception here. The property comes with a garage en bloc, resident parking permits and private garden and outside amenity space. It is nearby the thriving town of Redhill, which offers residents an excellent mix of local amenities and great transportation links. The mainline railway station provides fast commuter services to London and the south coast.

Five-week security deposit - £1,500.00

EPC Rating - TBC

Council Tax band - C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

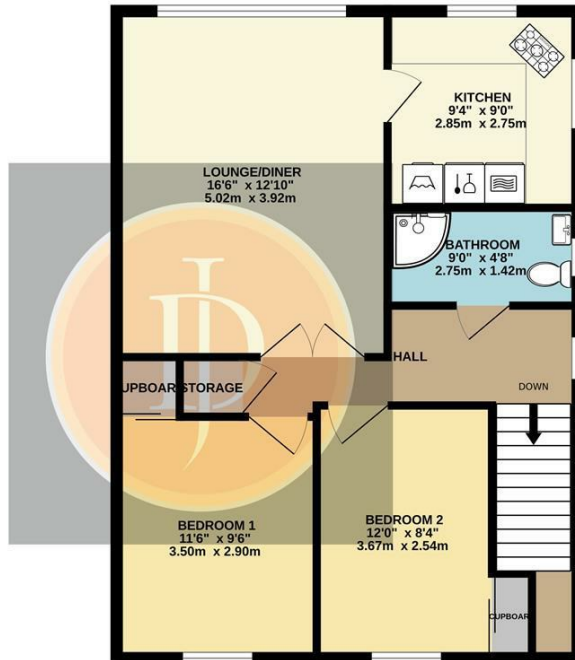
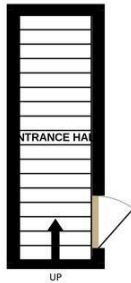
£1,300 Per Calendar Month



Floor plan

GROUND FLOOR
89 sq ft, (8.2 sq m), approx.

FIRST FLOOR
87.5 sq ft, (8.1 sq m), approx.



TOTAL FLOOR AREA: 174 sq ft, (16.2 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C0203

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,300 Per Calendar Month

Security Deposit: £1,500

Any questions please call your local branch.



JAMES DEAN

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.