



114 Canalside, Redhill, RH1 2FH

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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

A very well-presented and modern second floor apartment, tastefully decorated throughout. A private stairwell rises to the landing with doors opening to the spacious open plan living room with a private balcony and modern fitted kitchen. The bedroom has also been stylishly decorated with feature wallpaper, the large window provides the room with a good degree of natural light. The modern bathroom suite comprises; panel bath with shower & glazed screen, low level wc, hand basin with mixer tap, chrome heated towel rail.

The property also benefits from allocated & visitor parking.



Redhill Town is located in Surrey midway between London and Brighton, and within reach of Gatwick Airport. Well known and extremely popular with local commuters because of its main line train station. Trains go from Redhill to London Victoria, Gatwick and the south coast.

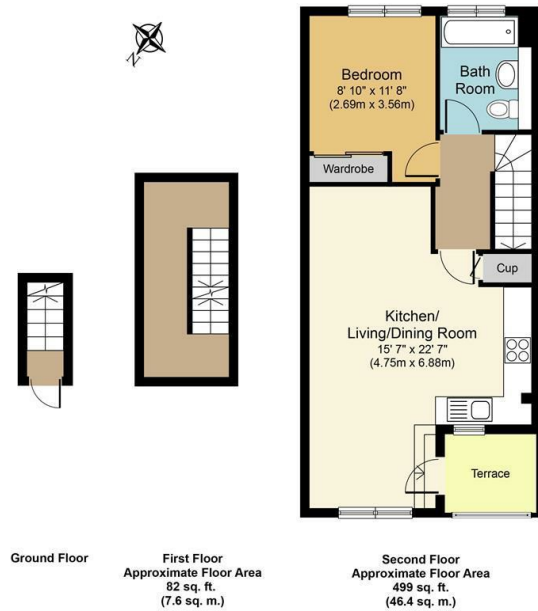
The Town Centre itself, offers a vast range of high street stores, including sports shops, barbers, hairdressers, and supermarkets, such as Sainsbury's and Marks and Spencer's. Twice a week, there is also an open-air market on the pedestrianised high street. Redhill is home to The Belfry Shopping Mall which hosts several stores; including Marks and Spencer's, New Look, Boots, H&M and Waterstones. At the northern end of town, you can find the Harlequin theatre/cinema and Library, which add to the entertainment and leisure as well as café's, restaurants and public houses within the local area.

Redhills also boasts a number of highly regarded schools, state and independent, for all ages. These include The Royal Albert and Alexander School, Warwick School and for high education East Surrey College.

£1,100



Floor plan



Canalside, RH1

Approx. Gross Internal Floor Area 598 sq. ft. (55.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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		87	87
(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		91	91
(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	

TENURE:
Council Tax Band:

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