



Flat 4 Gable Court St. Annes Mount, Redhill, RH1 1AQ

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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

JamesDean are pleased to present this spacious one double bedroom ground floor apartment set within one of the most convenient locations in Redhill.

The property offers a dual aspect living room, separate kitchen with white goods, spacious double bedroom with built in wardrobes and a family bathroom. the property further benefits from communal gardens, residents parking and located within a short walk to Redhill mainline train station and town centre.

EPC: D

Council Tax: C



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 Sainsburys 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 caf es, restaurants and public houses within the local area.

Redhill 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.

To find out more about this property, call JamesDean and register your interest.

**£1,300 Per Calendar Month**



# Floor plan



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

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

TENURE:  
Council Tax Band:

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**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: [reigate@jamesdeanproperty.co.uk](mailto:reigate@jamesdeanproperty.co.uk)

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: [info@jamesdeanproperty.co.uk](mailto:info@jamesdeanproperty.co.uk)

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.