Ardshiel Drive Redhill RH1 6QN

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Set within a friendly cul-de-sac near the tranquil greenery of Earlswood Common, this beautifully presented pet friendly four-bedroom home offers a rare combination of modern innovation and sustainable living. Conveniently located within close proximity to St. John's Primary School and Reigate Secondary School, it provides an ideal setting for families.

Designed for lower bills and greener living, this smart home boasts impressive energy-saving features, helping tenants save approximately £1,100+ per year on utility costs.
- Solar Panels positioned for optimal sunlight capture, significantly reducing reliance on grid electricity.
- 5kWh Battery Storage to store surplus daytime solar energy, ensuring efficiency during evenings and cloudy periods.
- Solar-Enabled EV Charger, perfect for tenants with electric vehicles, allowing charging powered by the sun.

The home also benefits from zoned heating via Google Nest, providing flexible and energy-efficient temperature control:
- Underfloor heating in the hallway and downstairs toilet, powered overnight with excess solar energy.
- Kitchen-diner zone with underfloor heating, optimizing comfort and energy efficiency.
- Upper floors with gas central heating, fully customizable for convenience via Google Home or a smartphone.

Additionally, the kinetic lighting system in the living room allows voice control for effortless ambiance adjustment. Whether dimming lights for a cozy evening or setting up different lighting modes, tenants can enjoy a seamless, intuitive experience—or simply use traditional light switches.

Five-week security deposit: £3,115.38
EPC Rating: C
Council Tax band: E - Reigate & Banstead

Household income: £81,000 pa
Parking Arrangements: Parking to the front
Furnishings: Unfurnished.

£2,700 Per Calendar Month

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Floor plan

Ground Floor
Approximate Floor Area
544 sq. ft
(50.60 sq. m)

First Floor
Approximate Floor Area
580 sq. ft
(53.90 sq. m)

Second Floor
Approximate Floor Area
580 sq. ft
(53.90 sq. m)

Ardshiel Drive, RH1

Approx. Gross Internal Floor Area 1704 sq. ft / 158.40 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes 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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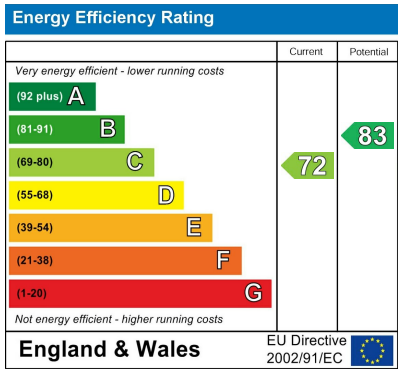

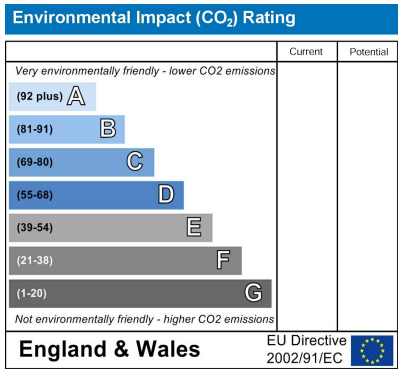

Key information

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: £2,700 Per Calendar Month
Security Deposit: £3,115

Any questions please call your local branch.

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