



1 Honeycrock House Honeycrock Lane, Redhill, RH1 5JN

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to present to the market this spacious two-bedroom ground floor flat, ideally located in Salfords.

The property offers excellent transport links to London, Brighton, the M23 and M25, and is within walking distance of Salfords railway station and a range of local amenities.

The accommodation briefly comprises an entrance hall, a spacious lounge/dining



room, a fitted kitchen with space for appliances, two double bedrooms, and a bathroom with shower facilities. Additional benefits include gas central heating, garage, and a communal garden.

The property has been redecorated throughout, further benefits from a share of freehold and Offered to the market chain free!

Lease Information -

Share of freehold: 975yrs remaining

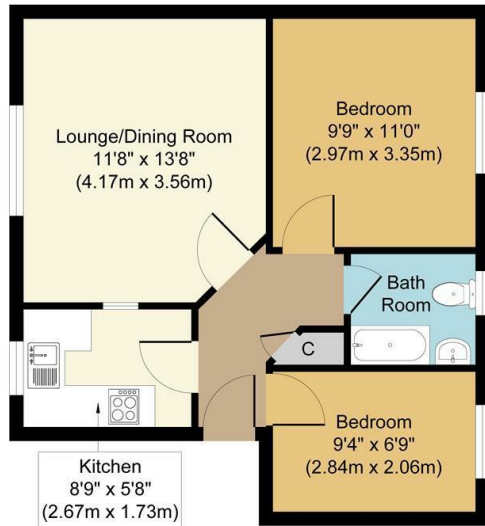
Service Charge: £600 per annum

Monthly Charge: £50.00

**Guide Price £240,000**



# Floor plan



**Approximate Floor Area**  
**474 sq. ft**  
**(44.00 sq. m)**

Honeyrock Lane, RH1  
**Approx. Gross Internal Floor Area 474 sq. ft / 44.00 sq. m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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TENURE: Share of Freehold  
 Council Tax Band: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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			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		
	England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

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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.