



3c Park Road, Redhill, Surrey, RH1 1BT

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JAMES DEANE
ESTATE AGENTS

This attractive and spacious first-floor maisonette has been comprehensively refurbished throughout and is offered to the market with the added benefit of no onward chain. Occupying a peaceful position within a private road and quiet cul-de-sac, the property enjoys a highly convenient location within walking distance of Redhill town centre and mainline railway station.

The property is sold with a share of the freehold and benefits from a newly extended 999-year lease. There is no ground rent payable, whilst the service charge is a modest £30 per calendar month, contributing towards the upkeep of the development and includes the block buildings insurance.



The well-presented accommodation comprises two generous double bedrooms, both featuring fitted storage, a spacious living room, a well-equipped kitchen, a stylish newly fitted bathroom, and useful storage cupboards off the hallway. Further storage is available within the loft, which is accessed via a fitted ladder and benefits from power, lighting and partial boarding.

Having recently undergone extensive redecoration, the property is ready for immediate occupation. Particular attention has been paid to the bathroom, which has been beautifully appointed with floor-to-ceiling grey tiling, an elegant suite, shaver point and a large quadrant shower enclosure fitted with an Aqualisa shower. The dual-aspect kitchen is both practical and attractive, featuring wooden cabinetry and work surfaces, an integrated oven and five-ring gas hob, together with a dishwasher and fridge/freezer. The property further benefits from double glazing and gas central heating, with the combination boiler conveniently located within the loft space.

Externally, the maisonette enjoys the rare advantage of a private garden and outside amenity space, together with a garage en bloc and resident parking permits.

Asking Price £300,000



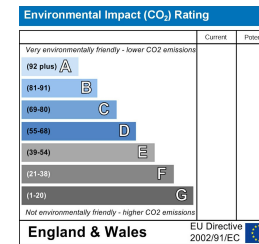
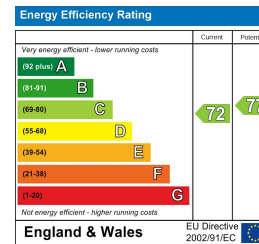
Floor plan



Park Road, RH1
Approx. Gross Internal Floor Area 724 sq. ft / 67.20 sq. m
(Excluding Garage)

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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TENURE: Share of Freehold
Council Tax Band: C

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