



Flat 8 7 The Kilns, Redhill, RH1 2FY

www.jamesdeanproperty.co.uk



J A M E S D E A N
E S T A T E A G E N T S

Well presented modern two double bedroom apartment located within walking distance to Redhill train station. A wonderful open plan kitchen/living room with balcony is a real highlight to this property. The kitchen is integrated, there's space for a dining table and chairs which is ideal for entertaining. Two double bedrooms one with an ensuite and a well-appointed bathroom. The property also benefits from two allocated parking spaces. Further benefits are a secure bike shed within the building, Tesco express, pharmacy and veterinary practice all situated within the development.



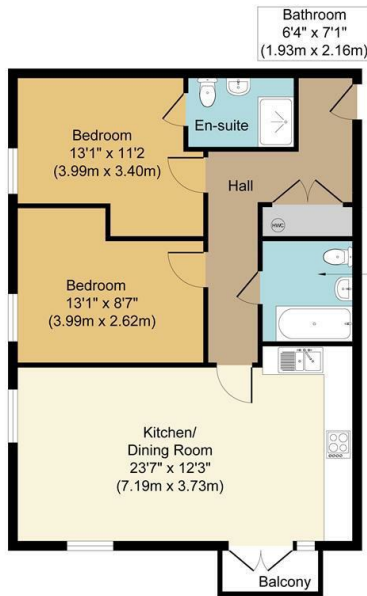
If you are commuting to London, Redhill mainline train station offers 30-minute direct links to both London Bridge and Victoria Stations, as well as regular trains to Gatwick Airport and the South Coast. The town also gives easy access to the M25 and M23 motorways

Redhill has a wide selection of well-known shops located in the Belfry Shopping Centre. There are also several cafes and pubs. The latest being The Light a multiplex cinema with bowling alley and shopping mall, a few minutes away from the existing town centre Harlequin Theatre and Library. The town's popular Memorial Park has tennis courts and a children's playground. Redhill also boasts several highly regarded schools, state and independent, for all ages. These include St. Bede's School, Royal Albert and Alexander School, Carrington School and for higher education East Surrey College.

Guide Price £300,000



Floor plan



First Floor
Approximate Floor Area
773 sq. ft
(71.9 sq. m)

The Kilns, RH1
Approx. Gross Internal Floor Area 773 sq. ft / 71.9 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.

Copyright Property Portraits | www.propertyportraits.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	79	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(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: Leasehold
Council Tax Band: D

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

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

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: 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.