



Canalside Redhill RH1 2FW

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JAMES DEAN  
ESTATE AGENTS

JamesDean are pleased to bring to the market this very well presented two bedroom ground floor apartment with balcony located in the sought after Watercolour development in Merstham, Surrey.

The property is finished to a modern finish and comprises: two double bedrooms, entrance hall with security entry phone system, lounge with doors leading to private terrace, open plan kitchen with integrated appliances, main bathroom & en suite shower room to bedroom one. Outside there is allocated parking along with visitors parking bays.

Household income required - £48,000pa  
Reservation fee: £369.23



EPC: C / Council Tax: D

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 Sainsburys. 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; includes New Look, Boots, JD, H&M and Waterstones. At the northern end of town, you can find the cinema and Library, The newly built entertainment complex The Light which adds an array of activities as well as café's, 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.

**£1,600 Per Calendar Month**



### 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 reservation fee of £350.00. 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:** £1,600 Per Calendar Month

**Security Deposit:** £1,846

**Agency Fee:** First Adult: £295 Additional Adults £100

Any questions please call your local branch.



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

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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.