



Redhill, Surrey

Asking price £310,000



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Robert  
Leech .



Set in the popular riverside development, across the road from local amenities and beautiful surrounding nature this Duplex apartment has so much to offer.

On the ground floor you have your main entrance with intercom system. As you enter the front door you have a spacious kitchen to the left, fitted with an array of floor and wall hung storage, integrated dishwasher and fridge freezer, gas hob and fitted oven. There is a storage cupboard in the hallway as well as a downstairs WC. The living room is bright and airy with French doors leading out to the garden.

Upstairs comprises of 2 double bedrooms, one benefitting from a view overlooking the canal and an en-suite with a bath and the second bedroom has lovely southerly views and an en-suite with shower.

To the rear of the property is the easy to maintain garden, with AstroTurf, a garden shed and a door allowing direct access to the allocated parking.



1.4 MILES  
REDHILL



13.7 miles  
Gatwick



1.3 miles  
Redhill

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- Modern purpose built house
  - 2 double bedrooms & 2 ensuite bathrooms
  - Private garden
  - Allocated parking
  - Walking distance to local amenities
  - Downstairs cloakroom
  - Seperate kitchen
  - Intercom system

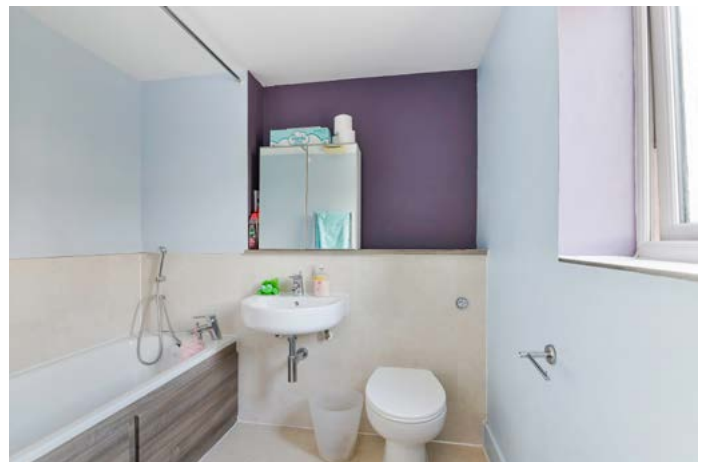


OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION

The property is located within a short distance of Redhill's town centre which offers a variety of shops, a new Sainsburys superstore, the Belfry shopping centre, cinema and library.

Redhill train station is adjacent to the town centre offering excellent links to London Victoria and London Bridge, Brighton and Gatwick airport, whilst Donyngs Leisure centre is also nearby. The area has an excellent selection of schools locally including St Joseph's, Lime Tree School, St Bedes and the Royal Alexandra and Albert School.

Reigate is also within a short drive and provides a comprehensive range of local shops and boutiques including Joules, Whistles and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Cote, Wagamama and Bill's.

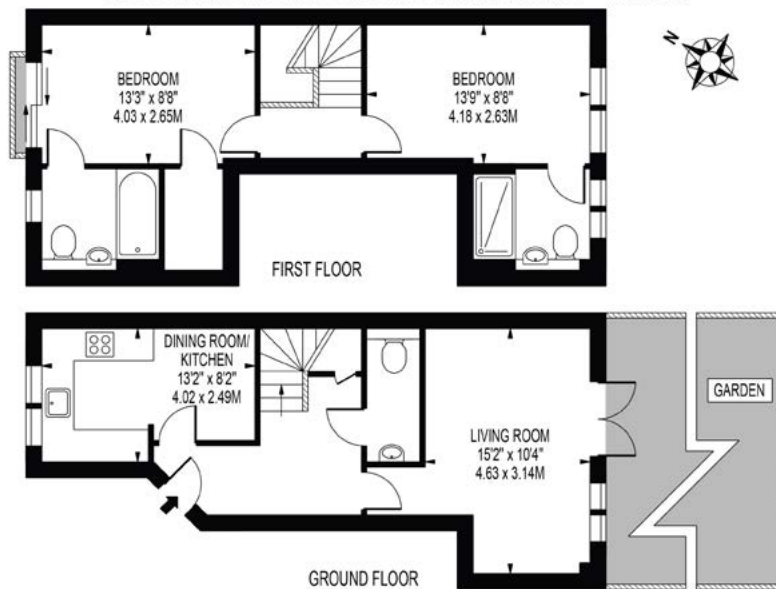
## FAQs

- Reigate & Banstead council
- Council tax band D £2164.42
- Tenure - leasehold
- Gas central heating
- EPC pending
- Service Charge £1440 per annum
- Ground rent £325
- Lease length 115 years



### CANALSIDE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 787 SQ FT - 73.14 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Robert Leech

