



One bedroom apartment perfect for a first-time buyer. Amazing for any commuter to get into London via Redhill Train Station or for any regular traveller with easy access to Gatwick or London Heathrow Airports.

Amazing views and set between Redhill and Reigate.

Leasehold | Stunning one bedroom apartment





A stunning top floor one double bedroom apartment set between Redhill and Reigate town centres and train stations for central London. Nearby motorways include M25 and M23 so Gatwick and London Heathrow are easily reached.

Being top floor you have some great views and with the building being lift serviced you do not need to worry about the shopping bags.

The property comprises of spacious entrance hallway with built in storage with door leading to, open plan kitchen/lounge, bedroom with built in double wardrobes and bathroom.

Further benefits include entry phone system, allocated parking space and communal gardens.

**Council Tax Band: C (Reigate and Banstead Council)**

**Tenure: Leasehold (170 years)**

**Ground Rent: £200 per year**

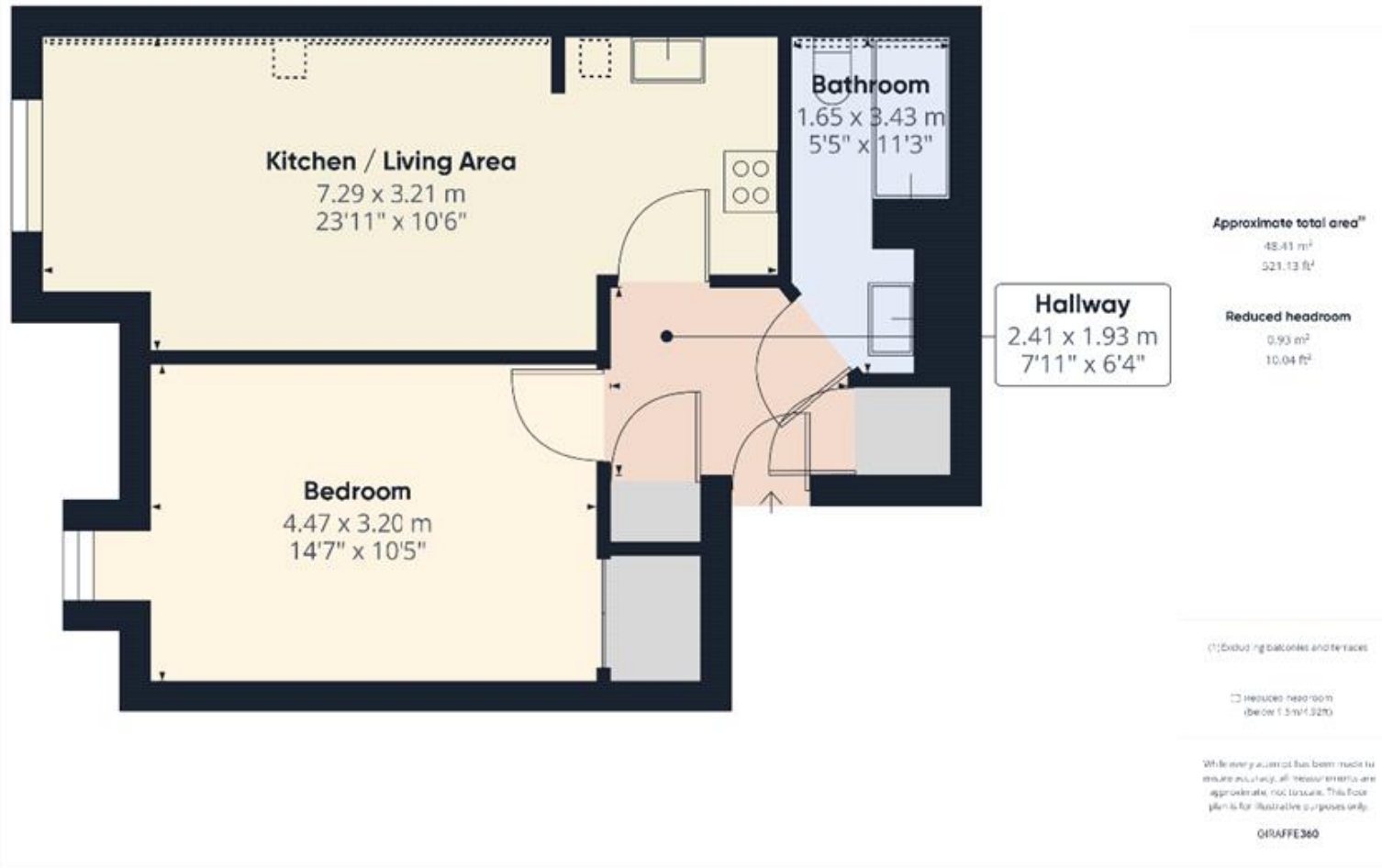
**Service Charge: £1,600 per year**

**189 years as from 1st August 2005**

- Convenient for Commuters
- Modern Kitchen
- Open plan living
- Bright & Airy
- Spacious Bedroom
- Top Floor Flat
- Peaceful Surroundings
- Good Transport Links
- One allocated parking space







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	65	66
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Viewing by appointment only  
 Hallways Estates Limited  
 Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG  
 Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.