



## **Nightingale House 18-20 Princes Road, Redhill, RH1 6JQ**

### **Asking Price £200,000**

A one double bedroom first floor apartment in excellent condition, converted in 2012, situated in a small development consisting of 10 flats in a 2 storey building and offered to the market with NO ONWARD CHAIN. The property offers double glazed Sash windows, gas central heating, open plan reception room with modern fitted kitchen area, modern fitted bathroom, double bedroom, communal gardens, allocated parking, use of shared visitor parking space, use of shared bike shelter and use of small communal rear lawn area. The apartment is situated within a 5 minutes walk to mainline Earlswood Station with good commuter services to London, Gatwick and Brighton, 5 minutes walk to bus services to Redhill and 10 minutes walk to East Surrey Hospital. The Communal main areas have been recently decorated and the property is ideal for rental buy to let or a first time buyer.

## **COMMUNAL FRONT DOOR**

Leading through to:

## **COMMUNAL HALLWAY**

Stairs leading up to:

## **FIRST FLOOR LANDING**

Own front door leading through to:

## **OWN ENTRANCE HALL**

Entry-phone system, fuse box, smoke alarm, thermostat for central heating, door leading to:

## **KITCHEN/RECEPTION ROOM 15'0 x 13'0**

**(4.57m x 3.96m)**

### **KITCHEN AREA:**

A range of wall mounted and base level units with roll top work surface, stainless steel sink with mixer tap, integrated dishwasher, integrated oven and hob with extractor hood over, cupboard housing boiler, laminate flooring, power points, space for fridge/freezer, space for washing machine, spot-lights.

### **RECEPTION AREA:**

Rear aspect Upvc double glazed Sash window overlooking communal gardens and parking, radiator, power points, TV aerial point, telephone point, smoke alarm.

## **BATHROOM 5'8 x 5'5 (1.73m x 1.65m)**

A white three piece suite comprising low level WC with concealed cistern, panel enclosed bath with separate shower over bath, tiled walls, tiled floor, inset wash hand basin with mixer tap, chrome effect heated towel rail, rear aspect Upvc double glazed sash window, extractor fan.

## **DOUBLE BEDROOM 11'8 x 11'8 (3.56m x 3.56m)**

Double glazed Sash window, power points, radiator,.

## **OUTSIDE**

## **COMMUNAL GARDENS**

## **ALLOCATED PARKING**

### **LEASE:**

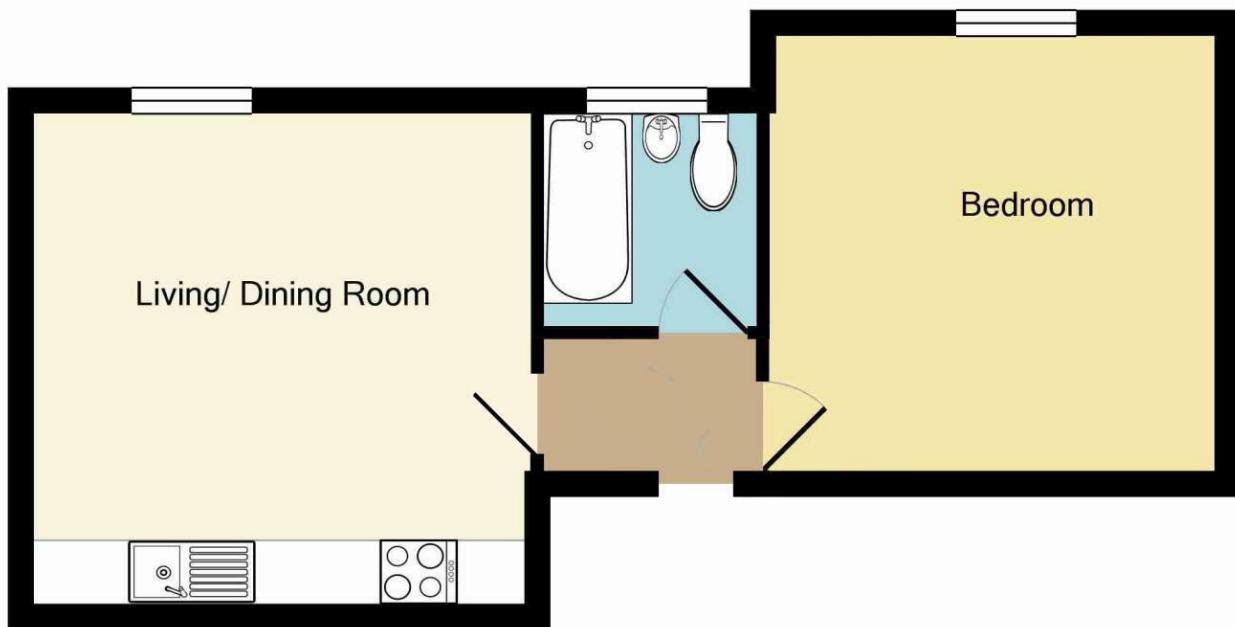
999 years from 2012 - 986 years remaining.

### **SERVICE CHARGE:**

Service charge: £1858 pa (payable March & Sept - £929.25 per half year).

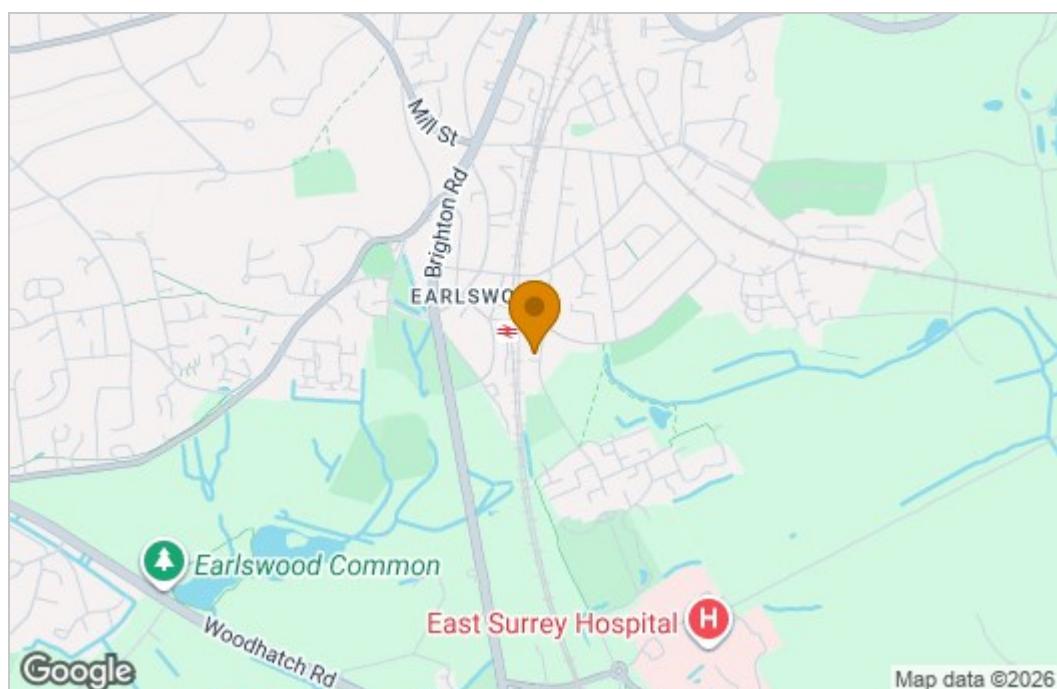
## **COUNCIL TAX BAND B**

## Floor Plan



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## Area Map



## Energy Efficiency Graph

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