



7 BUCKLAND COURT 13 RUBECK CLOSE, REDHILL, SURREY, RH1 1TH
£220,000

***** PROPERTY VISIT AVAILABLE BY APPOINTMENT *****

WELL PRESENTED SECOND FLOOR APARTMENT WITH ALLOCATED PARKING AND SOUTH FACING BALCONY

Located within the popular Park 25 development, this good size one bedroom property is tucked away in a little cul de sac and has great views across communal gardens from its balcony.

Through the front door you have a generous entrance hall with built in storage and a wall mounted intercom entry system. There is a bright lounge/dining room that has sliding doors to the south facing balcony and is also partly open to the fitted kitchen which has some integrated appliances.

Off the hall you have a modern bathroom with a bath and shower over and there is a double bedroom with a fitted wardrobe and a southerly aspect double glazed window.

Outside there is allocated parking for one car and extensive communal gardens which include a childrens play area and a nature reserve, there is also a very handy shop at the entrance to the development, perfect for those everyday essentials. In addition Redhill town centre is only a short walk and offers a wide range of shops and amenities including a Sainsburys superstore, 24 hour gym, leisure centre, library, shopping centre and fast mainline trains to London, Gatwick and throughout the southeast.

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|---------------------------------|-------------------------------|
| ■ SECOND FLOOR APARTMENT | ■ SOUTH FACING BALCONY |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ ONE BEDROOM | ■ BATHROOM |
| ■ SPACIOUS HALLWAY | ■ BIOMASS HEATING |
| ■ ALLOCATED PARKING | ■ NO CHAIN |





ROOM DIMENSIONS:

ENTRANCE HALL

6'10 x 6'10 (2.08m x 2.08m)

LOUNGE/DINING ROOM

15'6 x 14'8 (4.72m x 4.47m)

SOUTH FACING BALCONY

KITCHEN

9'3 x 6'10 (2.82m x 2.08m)

BEDROOM

11'0 x 9'2 (3.35m x 2.79m)

BATHROOM

6'10 x 5'7 (2.08m x 1.70m)

BIOMASS HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

ALLOCATED PARKING FOR ONE CAR

LEASE: 86 YEARS REMAINING

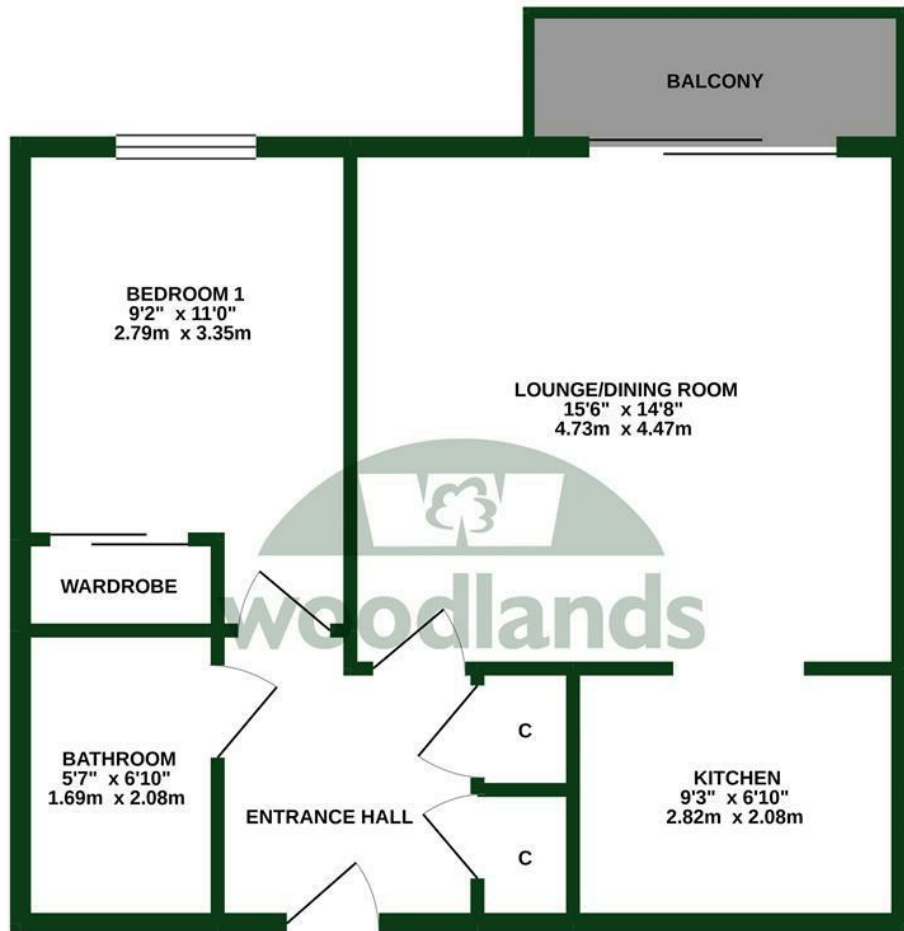
MAINTENANCE: £275 PCM

GROUND RENT: £250 PA

COUNCIL TAX BAND: C



SECOND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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