



Powell Gardens, Redhill, RH1 1TQ

Prices From **£400,000**



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Powell Gardens, Redhill

A well presented four double bedroom property spanning across three levels, in a popular new development in Redhill. The property is within close proximity of Redhill town centre, bus routes, train station, shops, schools and amenities.

Upon entering the property, you are greeted with a spacious entrance hall, with doors to the kitchen, cloakroom, living/dining room and stairs to first floor. The downstairs is of a modern décor, with each room housing appropriate modern furnishings.

On the first floor, there is two double bedrooms, one with an en-suite and fitted wardrobes. There is also the bathroom, which houses modern sanitaryware and stairs to the second floor. Here there are two further double bedrooms, one with fitted wardrobes.

Outside the property, there is a low maintenance private garden. A short walk away, there is also a garage en-bloc and allocated parking.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.



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The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

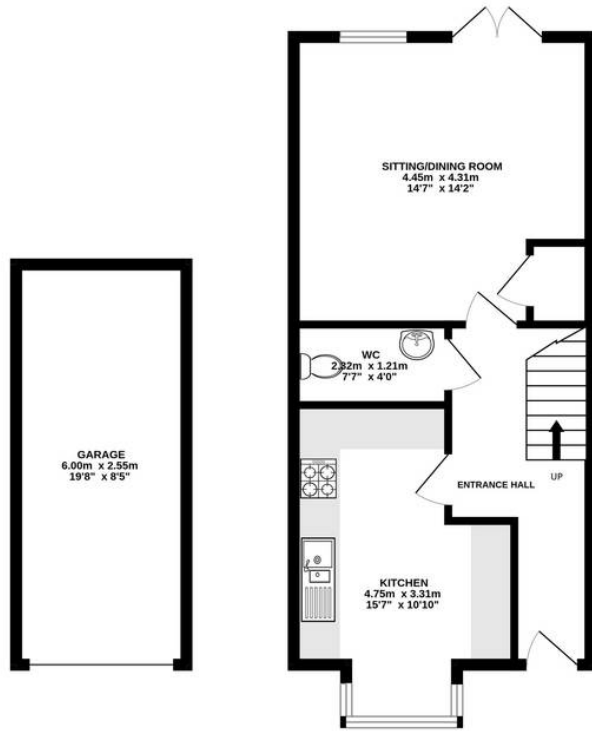
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Tenure: Freehold

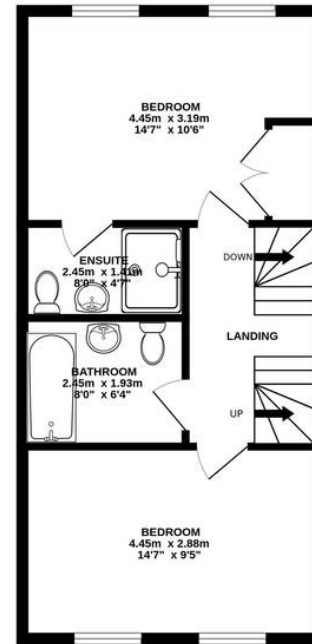
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Four double bedrooms
- En-suite to master
- Garage & parking
- Private garden
- Popular new residential location
- Well maintained communal grounds and playground
- Council Tax Band 'E' and EPC 'C'



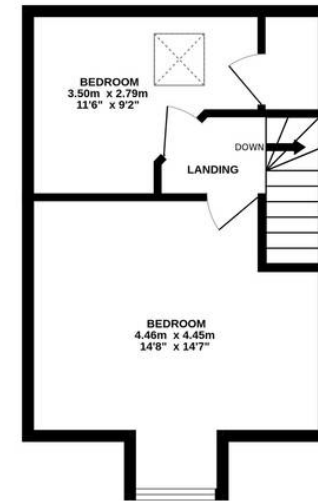
GROUND FLOOR
58.6 sq.m. (631 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (450 sq.ft.) approx.



2ND FLOOR
29.6 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 130.0 sq.m. (1399 sq.ft.) 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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