



**Connells**

Downs Court Lyndale Road  
Redhill

# Downs Court Lyndale Road Redhill RH1 2HB

for sale

**£200,000 - £220,000** guide price



Nestled within the peaceful setting of Downs Court, this purpose-built one double bedroom apartment enjoys a desirable first-floor position and is an inviting option for those looking to combine convenience with comfort.

The development sits at the end of a quiet no-through road, creating a sense of privacy and seclusion, whilst remaining just a short distance from the town centre, excellent transport links and attractive green spaces for leisurely walks or weekend relaxation.

As you step inside, the apartment unfolds from a central hallway that provides access to all rooms. The living and dining room is bathed in natural light, offering a welcoming atmosphere and generous proportions that make it equally suitable for day-to-day living and hosting guests. Its layout gives flexibility to create distinct areas for lounging and dining, making the most of the space on offer.

The fitted kitchen is arranged with practicality in mind, complete with appliances to get you started straight away, and finished in a style that allows scope for personalisation. The double bedroom is particularly comfortable, designed as a restful haven with plenty of room for wardrobes and furnishings. Completing the accommodation is a shower room, presented in a clean and functional style.

Externally, residents of Downs Court enjoy the convenience of an allocated parking space, ensuring peace of mind after busy days. The development also features a neatly maintained communal lawned garden area.



### **Entrance Hallway**

### **Living/Dining Room**

15' 10" x 12' 1" ( 4.83m x 3.68m )

### **Kitchen**

8' 8" x 6' 7" ( 2.64m x 2.01m )

### **Double Bedroom**

11' 8" x 9' ( 3.56m x 2.74m )

### **Shower Room**

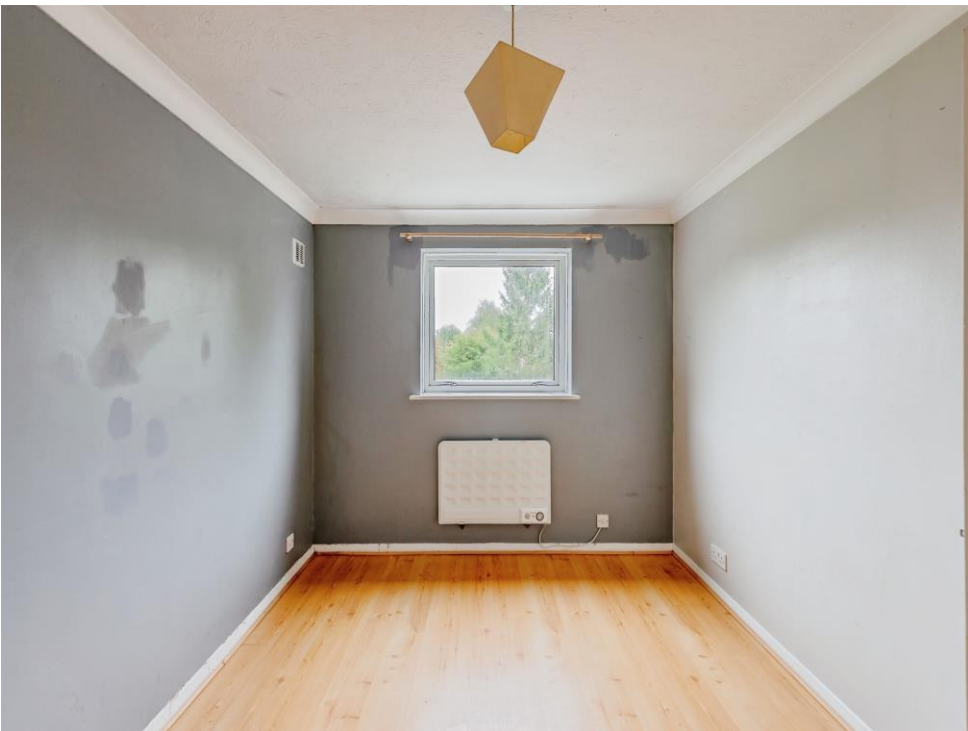
9' 1" x 6' 5" ( 2.77m x 1.96m )

### **Outside**

### **One Allocated Parking Space**

### **Communal Garden**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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43 Station Road  
 REDHILL RH1 1QH

EPC Rating: D

Council Tax  
 Band: C

Service Charge:  
 1000.00

Ground Rent:  
 60.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED408213](http://connells.co.uk/Property/RED408213)**

This is a Leasehold property with details as follows; Term of Lease 151 years from 14 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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