



**INGLENOOK GARDEN FLAT, 23 HATCHLANDS ROAD, REDHILL,
SURREY, RH1 6AB
GUIDE PRICE £320,000**

*** PROPERTY VISIT AVAILABLE ***

IMPRESSIVELY SPACIOUS GARDEN FLAT IN A SOUGHT AFTER PART OF TOWN WITH OFF ROAD PARKING.

Inglenook is a characterful ground floor apartment that forms part of a handsome Victorian building which is located on the border of Redhill and Reigate towns.

Through the private front door there is a generous entrance hall with a WC and a window to the side. At the rear there are two double bedrooms, one of which has direct access to a private patio garden. At the front is a large lounge/dining room with its namesake Inglenook fireplace setting off the room and providing lots of character. In addition there is a spacious kitchen/breakfast room separate from the living space.

Outside there is a parking area to the rear with ample space for a vehicle per apartment. The building benefits from a communal garden at the rear, and this property in particular has a private covered patio area that overlooks the lawn gardens.

You also have the benefit of the remainder of a 999 years lease and a low ground rent with the maintenance being dealt with on an as and when basis.

Within a hundred yards, there is a parade of shops on Raffles bridge for all those daily essentials as well as selection of food outlets. Redhill town centre itself which offers a wider range of shops and numerous transport links is less than a 10 minute walk away.

- GROUND FLOOR APARTMENT
- 17FT LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- PRIVATE PATIO
- WEST SIDE OF TOWN
- PRIVATE ENTRANCE
- INGLENOOK FIREPLACE
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- LONG LEASE





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINING ROOM

17'11 x 14'2 (5.46m x 4.32m)

KITCHEN

12'5 x 6'10 (3.78m x 2.08m)

BEDROOM ONE

14'2 x 12'1 (4.32m x 3.68m)

BEDROOM TWO

12'0 x 11'0 (3.66m x 3.35m)

BATHROOM

7'0 x 5'0 (2.13m x 1.52m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

PRIVATE PATIO

OFF ROAD PARKING

LEASE: 974 YEARS REMAINING

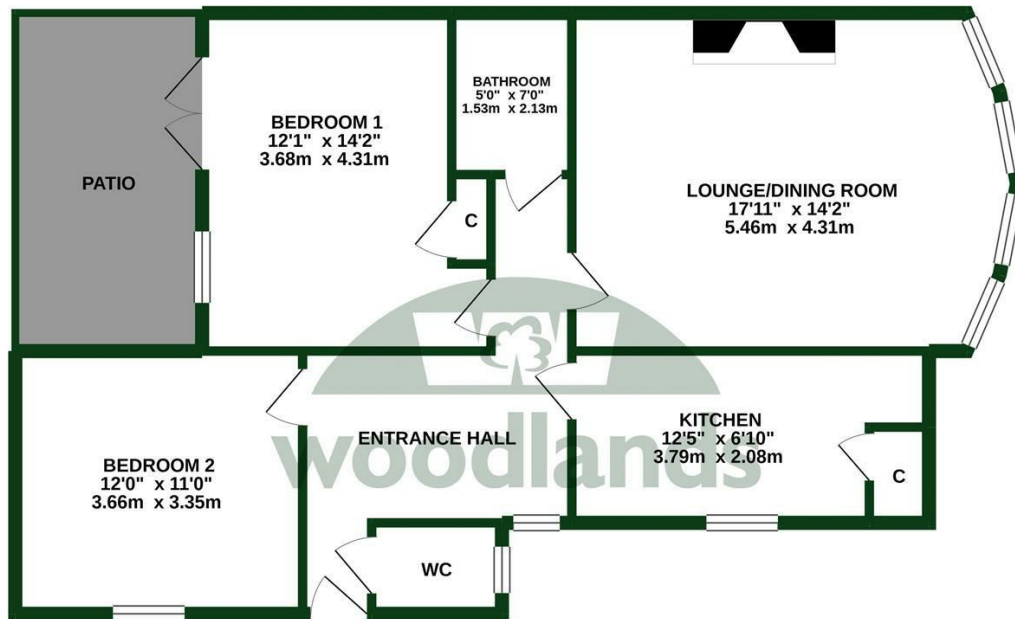
GROUND RENT: PEPPERCORN

MAINTENANCE: ON AN AS AND WHEN BASIS

COUNCIL TAX BAND: C



LOWER GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		

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