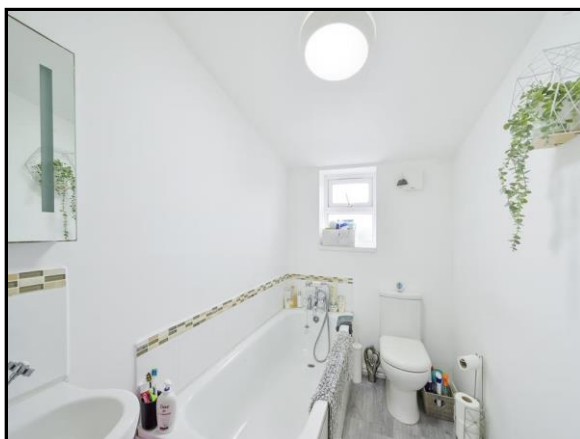




Brighton Road, Salfords, RH1 5BX

Asking Price: £305,000 Leasehold

A substantial two double bedroom first floor luxury apartment located in a gated development with 13'11 x 8'4 kitchen/breakfast room, 18'8 x 10'11 sitting room, allocated parking and small communal garden. Vendors Suited. The property is located just outside Redhill in the village of Salfords with local amenities and mainline railway station, Nearby Redhill town centre offers more comprehensive facilities including a good choice of shops, restaurants and bars and local weekly market. The M25 can be accessed at Reigate Junction 8, providing good motorway connections to London, Gatwick and the South coast.



Brighton Road, Salfords, RH1 5BX

OWN FRONT DOOR

Leading through to:

ENTRANCE HALL

With stairs leading to:

FIRST FLOOR LANDING

Front aspect double glazed window, radiator, power points, entry-phone system, cupboard housing fuse box and meter door to:

KITCHEN/BREAKFAST ROOM

4.24m (13' 11") x 2.54m (8' 4")

Fitted with a range of wall mounted and base level units, roll top work surface, stainless steel sink and drainer with mixer tap, 4 ring gas hob with electric oven and extractor hood over, wall mounted boiler, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, power points, radiator, wood flooring, wooden work surface, concealed lighting, front aspect double glazed window.

SITTING ROOM

5.69m (18' 8") x 3.33m (10' 11")

Rear aspect double glazed windows, two radiator, power points, TV aerial point, telephone point.

MAIN BEDROOM

3.73m (12' 3") x 3.45m (11' 4")

Rear aspect double glazed window, radiator, power points, TV aerial point.

BEDROOM 2

3.66m (12' 0") x 3.45m (11' 4")

Front aspect double glazed window, radiator, power points, TV aerial point, dimmer switch.


FAMILY BATHROOM


A white three piece suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with Victorian style mixer tap and shower attachment, radiator. wall mounted mirror, front aspect obscured double glazed window.

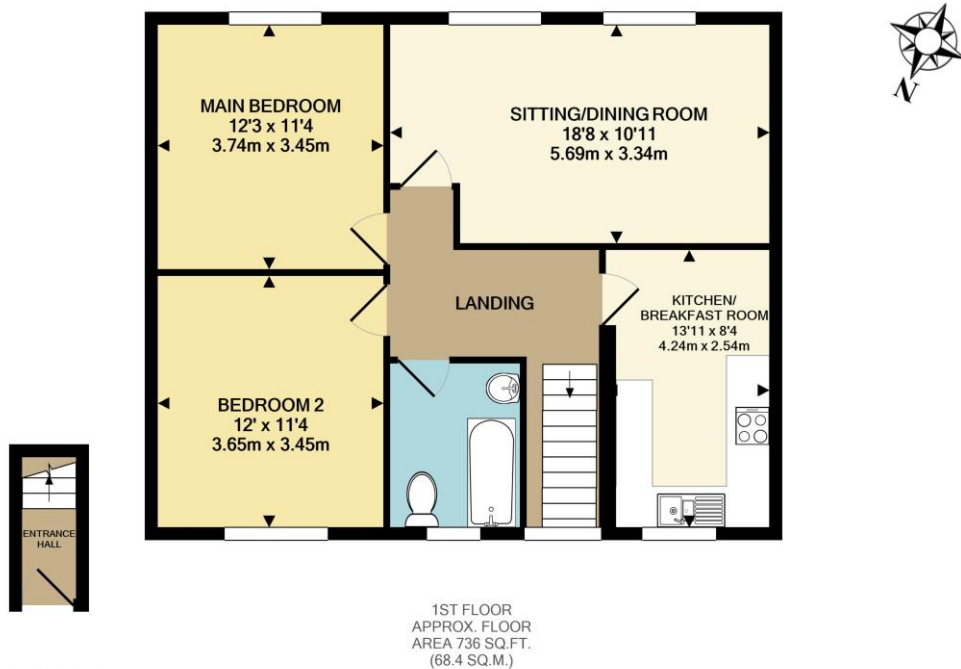
OUTSIDE

SMALL COMMUNAL GARDEN AREA

ALLOCATED PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 24 SQ.FT.
(2.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 736 SQ.FT.
(68.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**THOMAS
& MAY**

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