



37 Picture House | 1 Marketfield Way, Redhill, RH1 1UF



Asking Price £370,000

Leasehold

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## Picture House, 1 Marketfield Way

Ideally located for Redhill Station and town centre is this immaculately presented two double bedroom third floor flat. With benefits including two double bedrooms and open plan living.

### Property Features

- Council Tax: D
- EPC Rating: B
- Beautifully presented throughout
- Ensuite to master bedroom
- Balcony
- Ideal location for Redhill station
- Perfect 1st time buy
- Two double bedrooms



## Interior

**Entrance Hall** Two large storage cupboards. Phone entry point. Wooden flooring.

**Lounge/Diner/Kitchen** 7.5 (24'7")m x 4.01 (13'2")m narrowing to 3.05 (10')m

**Lounge/Dining area** Double glazed window to front, two double glazed window to side and double glazed door to balcony. Radiator. Wooden flooring.

**Kitchen Area** Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Integrated Oven, induction hob, fridge/freezer and dishwasher. Wooden flooring. Spotlights.

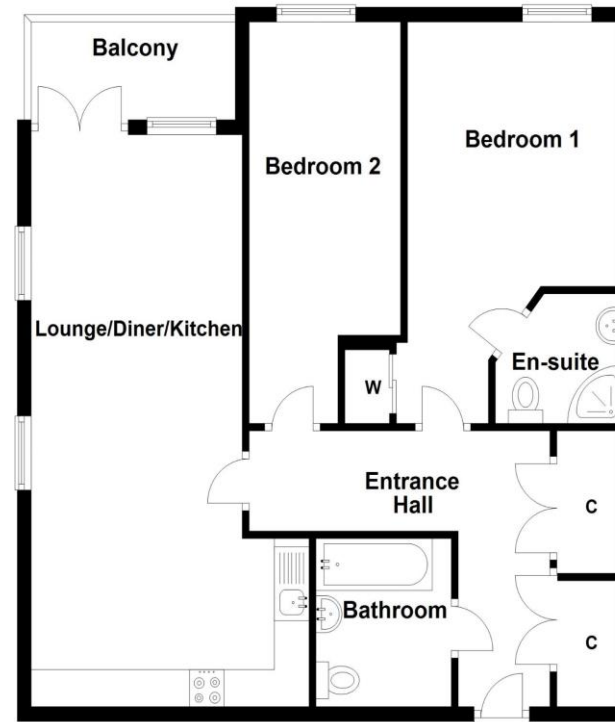
**Bedroom 1** 3.18m x 2.8m (10'5" x 9'2") Double glazed window to front. Radiator. Built in wardrobe. Carpet.

**Ensuite** 1.93m x 1.65m (6'4" x 5'5") Three piece suite comprising: Shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Heated towel rail. Wooden flooring. Spotlights.

**Bedroom 2** 3.66m x 2.5m (12' x 8'2") Double glazed window to front. Radiator. Carpet.

**Bathroom** 2.2m x 1.96m (7'3" x 6'5") Three piece suite comprising: Panelled bath with mixer tap and mixer shower over, wall mounted wash hand basin and low level wc. Heated towel rail. Wooden flooring. Part tiled walls. Spotlights.

## Third Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced using PlanUp.

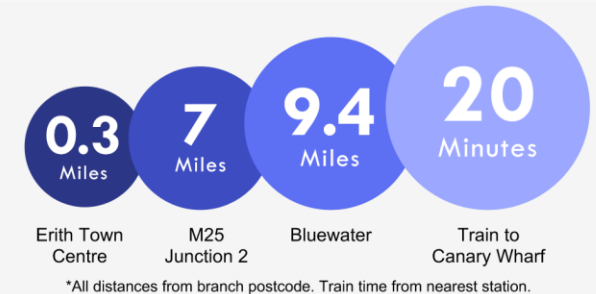
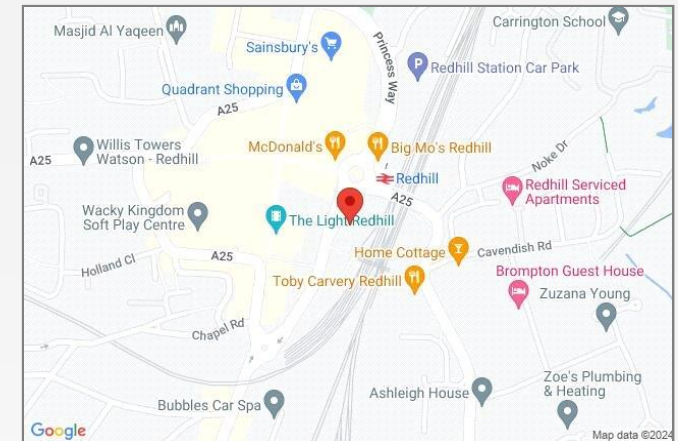






## Property Location

Picture House, 1 Marketfield Way, Redhill, RH1 1UF



## Exterior

**Balcony** 3.05m x 1.42m (10' x 4'8") Decked flooring. Reinforced glass railing. Brick wall. Outside light.

**Parking** Parking permit available to purchase for station (to be verified by vendors solicitor)

## Leasehold Information

Lease Term: 125 Years from Nov 2023 (to be verified by solicitor)

Unexpired Lease: 124 Years remaining (to be verified by solicitor).

Service Charge- £190.91 per month (to be verified by solicitor)

Rent £386.72 per month (to be verified by solicitor) increasing by RPI + 0.5% each year (to be verified by solicitor)

Monthly Management Fee -£23.52 per month (to be verified by solicitor)

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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