

North Station Approach  
Redhill  
Surrey  
£340,000



RALPH JAMES

# FLOOR PLANS



First Floor Maisonette

Second Floor

North Station Approach, South Nutfield, Redhill

Total Area: 82.8 m<sup>2</sup> ... 891 ft<sup>2</sup>

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## IN A NUTSHELL



Private gated garden with decked seating area



Gorgeous living room with bare brick feature wall



Modern bespoke kitchen/breakfast room



Two double bedrooms with built-in wardrobes



Stylish bathroom with utility cupboard, including washer/dryer



Off street parking for two cars





# WHAT'S GREAT?

GUIDE PRICE: £340,000-£360,000

This beautifully renovated 1880's two-bedroom maisonette, split over three floors, has been modernized with the perfect contrasts of old and new. A stunning exposed brick feature wall, a bespoke fitted kitchen, sophisticated luxurious bathroom, and warm inviting décor. This apartment also benefits from off street parking and its own private garden.

Stepping through the pretty stained-glass front door of the private entrance into the porch where you can store your winter jackets and boots in the cupboard before heading up to the first floor. The gorgeous living room is instantly inviting, it is cosy and rustic vibe makes you want to curl up on the sofa with a good book and enjoy the peacefulness that surrounds the village.

The kitchen/breakfast room has been designed with luxury in mind with a striking contrast between the neutral marble style worktops and navy units. With all appliances built in, you can really utilise the space that is on offer. In the mornings you can sit up at the breakfast bar with a hot drink and catch up on the worlds events before heading off to get ready for the day ahead.

The two double bedrooms follow the theme of elegance throughout the apartment, there is ample space for furniture allowing you to create the ideal environment to relax and built in wardrobes in both. The sophisticated bathroom has been perfectly finished in tasteful neutral tones. You can relax and soak the away the stresses of the day in the inviting roll top bathtub or in the morning rush jump in the shower. This bathroom also has a utility cupboard including a brand new boiler as well as washer/dryer.

During the warmer months you can set up some furniture outside and relax in the warmer evening in the private garden. This pretty garden is easy to maintain, ideal for those who like some outside space including a large deck.



Ashley likes it  
because....

"After being completely renovated, this gorgeous two bedroom apartment is ready for you to move straight into. It's modern and stylish finish design has enhanced each room to create bright spaces where you can entertain friends and family."

## SELLER'S SECRET

"Watching the huge transformation this apartment went through and seeing the final finishes makes it hard to let go of this place. It's bespoke fitted kitchen, gorgeous bathroom and spacious living area, along with the classy design throughout has made this whole process worth while. Larger than most two bedroom cottages in the area, it's a great buy."

## CLOSE TO HOME

Nutfield Station 0.04

Nutfield Primary School 0.2m

Nutfield Priory Spa 1.4m

Redhill Town 2.7m

Redhill Station 2.7m

East Surrey Hospital 2.8m

M25 4.8m

Gatwick Airport 6.4m

SHARE OF FREEHOLD

To buy or not to buy...

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