

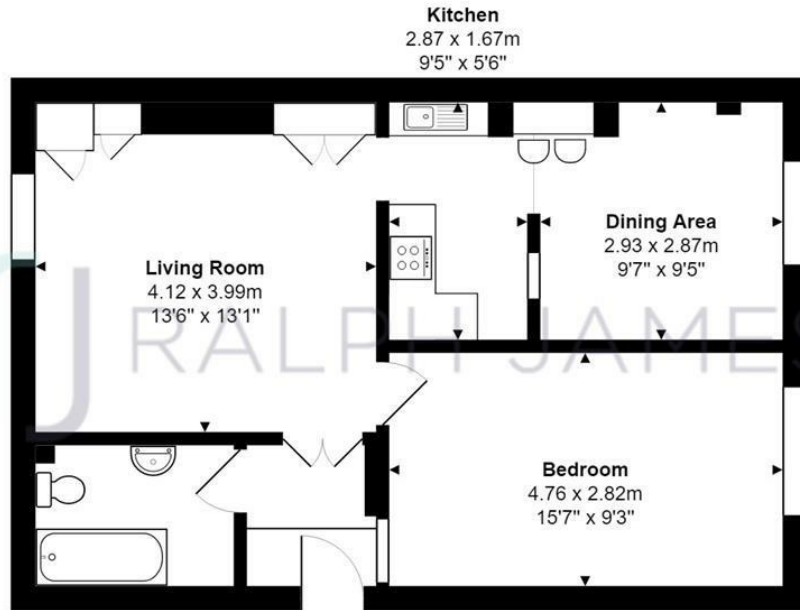
Station Approach West Earlswood

GUIDE PRICE
£200,000 - £210,000



RALPH JAMES

FLOOR PLANS



Ground Floor Flat

Woodlands House, Station Approach West, Earlswood

Total Area: 52.9 m² ... 569 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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RALPH JAMES



IN A NUTSHELL



Close to Earlswood Station



One generous bedroom



Large living room



Spacious bathroom



Open plan kitchen/dining area



Parking



WHAT'S GREAT?

GUIDE PRICE: £200,000 - £210,000

If you're a busy professional, first time buyer or investor, this one bedroom flat is ideal with the added bonus of being in a prime location. Less than a minutes' walk away from Earlswood station this is a real treat for any regular commuter. You can grab all the essentials from the local shop next door and after a busy day you can grab a quick take away from Redhill Fish Bar or Ruchita offers some delicious Indian cuisine.

Stepping into the hallway you've some space to add in a storage cupboard so you can keep your winter boots and coats out of the way.

The family bathroom is a good size, with a dash of colour from the mosaic tile finish surrounding the large bathtub with overhead shower. You've got enough room in there to add some additional storage or some shelving where you can light some candles and relax in the bath after a long hard day.

The layout of the living / dining room and kitchen is great for socialising. The living room has built in storage where you can store you impressive book collection and the shelving allows you to proudly displace your embarrassing family photos. Through to the kitchen it's serving hatch keeps you in the loop with guests whilst you prepare dinner and there is also a sweet little breakfast bar where you can drink you coffee and prepare for the day.

The bedroom is a great size, it's high ceiling and large window give it an even more open feel. The neutral décor means you can move straight in and add your own personal touch with ease.

Redhill is a less than a miles' walk away with plenty of well-known brands, a selection of great cafes and coffee shops to stop off for a bite to eat in. Both Redhill and Earlswood stations have excellent links into London, Brighton and Gatwick.



Thomas likes it
because....

"This is a perfect investment property, the location is ideal for busy professionals with Earlswood station on your doorstep and offering quick links into London, Brighton and Gatwick. The local stop is right next door so you won't have to travel far to grab the essentials and Redhill is just a short walk away!"

SELLER'S SECRET

"This apartment has been an excellent rental property for us. We have owned it for 11 years and had 2 tenants that both stayed long term. The high ceilings make it feel very spacious and airy, and the windows let in lots of light all year round. It is great for transport links, Earlswood station is over the road and the bus stop at the end of the road can get you to Redhill, Dorking, Merstham and Guildford with ease."

CLOSE TO HOME

Earlswood Station 0.04m

Redhill Station 1.1m

Local Shops 0.1m

Old Chestnut 0.1m

Earlswood Jnr School 0.5m

East Surrey Hospital 1.1m

Reigate High Street 2.2m

Earlswood Common 1.6m

To buy or not to buy...

RALPH JAMES



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