

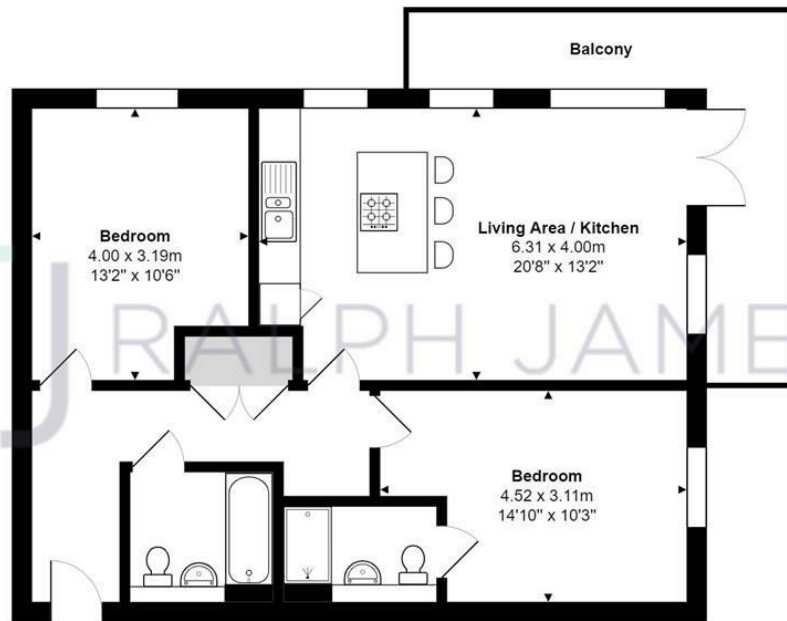
The Kilns Redhill Surrey

£325,000



RALPH JAMES

FLOOR PLANS



Second Floor Flat

The Kilns, Redhill

Total Area: 70.3 m² ... 757 ft² (excluding balcony)

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



Private balcony



Two double bedrooms



Open plan living space



Family bathroom & master en-suite



Modern kitchen with integrated appliances



Allocated parking



WHAT'S GREAT?

Located in the popular development of Watercolour is this two-bedroom second floor apartment. The Kilns was the final phase of Watercolour and this modern building comprises of beautiful contemporary apartments which are spacious, bright and chic – being well looked after by its current vendors this is perfect for anyone looking for somewhere to move straight into without having to do any work.

As you enter the apartment, you are welcomed by a generous sized hallway with a fitted cloaks cupboard giving you plenty of storage space and enough room to hang your coats and shoes.

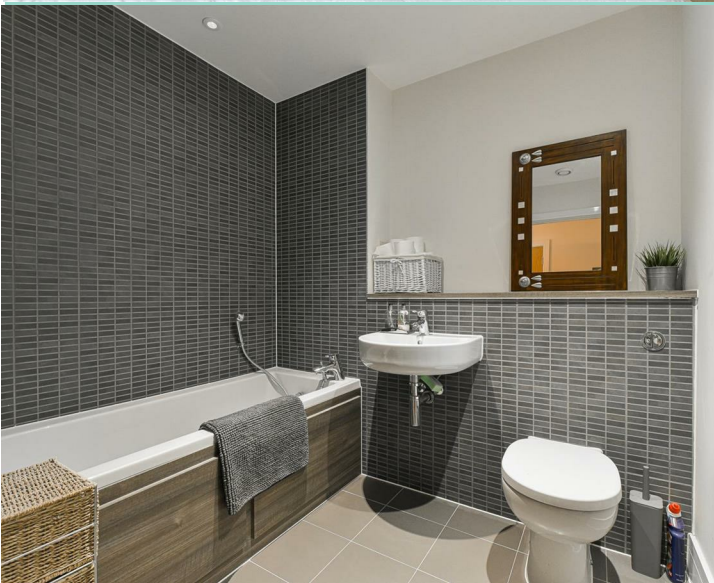
Walking into the open plan kitchen/dining/living room the space is flooded with light. The patio doors lead you out to the sweeping balcony that offers spectacular views of the surrounding towns and countryside. You can easily seat a table and chairs and enjoy a glass of bubbles in the summer months as you dine al-fresco.

The stylish kitchen is fully fitted with integrated appliances and is designed with white gloss cupboards and wooden work surfaces allowing plenty of space to prepare meals. It's social layout is ideal for hosting guests, making it easy to interact with them whilst you cook and the island gives you a place to sit with your coffee in the mornings as you prepare for the day.

The spacious double bedrooms have views overlooking the Surrey Hills and have been decorated with light colours so you're able to add your own personal stamp with little fuss. Off the hallway is the modern main bathroom with a white three-piece suite and the master bedroom comes with a walk in shower en-suite.

A short stroll away from the block and you will reach the stunning lagoon, ideal for walking the dog around, having a jog in the morning or even just a walk in afternoon to take in the views.

Tesco's Express is only round the corner and is perfect for when you run out of the essentials like bread and you can be in London from Redhill or Merstham train station in just over 30 minutes!



Ashley likes it
because....

"If the Watercolour lagoon isn't for you, then why not pop along to Mercers Lake, accessed off the mini roundabout at the north of the development. This has lots of exciting activities including watersports, boating, great dog walks and a cute little coffee shop! You are surrounded by countryside here, however only a 20 minute walk to either Redhill or Merstham's busy main line train stations. If you don't fancy the walk, then jump on one of the many bus services that come through the development."

SELLER'S SECRET

"Moved to this wonderful Watercolour community on completion of the final phase in 2014, we have loved living here and it's taken a long time to accept it's time to move on, no doubt we will not stray far from Watercolour as we don't want to miss the community spirit and amazing access to the lagoons where we watch wildlife and also enjoy strolls around the other nearby nature reserves. Having access to such a large south-facing balcony has also been a saviour in the recent difficult times and on a sunny day, you can close your eyes and feel like you are on holiday!"

CLOSE TO HOME

Redhill Train Station 1.3m

Merstham Train Station 1.3m

Tesco Express 0.2m

Reigate High Street 3.0m

East Surrey Hospital 3.1m

Easy Surrey College 1.0m

Gatwick Airport 7.1m

M25 Access 2.9m

Lease: 119 yrs Service Charge: £1000 PA Ground Rent: £325 PA

To buy or not to buy...

RALPH JAMES



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