

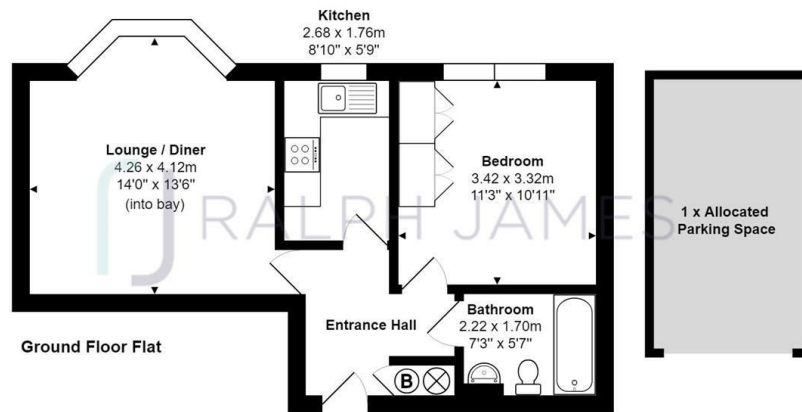
# Upper Bridge Road Redhill

£875 Per month



RALPH JAMES

# FLOOR PLANS



**Upper Bridge Road, Redhill**

Total Area: 43.7 m<sup>2</sup> ... 470 ft<sup>2</sup> (excluding 1 x allocated parking space)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. [www.stillmoving.london](http://www.stillmoving.london) © 2018

**RJ RALPH JAMES**



## IN A NUTSHELL



Walking distance to The Memorial Park



Large, bright living/ dining room



Modern kitchen



One double bedroom with built-in wardrobes



One modern bathroom



One allocated parking space





# WHAT'S GREAT?

**\*\*Reduced Reference Fees\*\*** - This one-bedroom flat is a great size, in a popular location - equidistant between Redhill and Reigate.

Situated on Upper Bridge Road, this purpose-built apartment is the ideal opportunity for a professional needing to commute on a regular basis.

There is an allocated parking space to the rear and as you enter the spacious hallway, you will appreciate the space and storage for shoes and coats.

In the living room, you are immediately drawn to the window which has views over the treetops. This room is flooded by natural day light and the décor is neutral and there is laminate flooring in the living room and hallway.

The modern kitchen has plenty of work top space for preparing meals and storage cupboards to house all of your condiments and cans!

Through the hallway, the large and bright bedroom is spacious with excellent built in wardrobe space - a real bonus! The modern bathroom with a spa style bath and shower over head is a lovely place to relax after a long day at work!

This is a great flat for someone who needs to be close to the station and within easy reach of Redhill and Reigate towns with access to the M25 and M23. Redhill's town centre is fast becoming the place to live with its re-generation coming to town! This is soon to include a multiplex cinema, restaurants and shops. So, it's no wonder that Londoners are moving back to their roots to enjoy leafy living in Surrey.

Only a short walk away is Reigate High Street, where you can stroll in and out of its unique shops and eat in one of its many restaurants. The Priory Park is a fantastic day out any time of the year for discovery walks, tennis and meeting friends.

If you enjoy keeping fit, Donyngs is just down the road with a wide variety of fitness classes to choose from but beware of Deep Blue Fish and chips shop on Raffles Bridge, it's so tempting to pop in for a bag of the finest chips in town!



Anna likes it  
because...

"This really is a commuters dream! For any professional needing to be a stone's throw away from the station, yet wanting peace and quiet, this apartment provides it all!"

## TENANTS FEES

Per Adult Set Up	£150.00 + VAT
Deposit	1.5 x Monthly rent
Check-out Inventory	£120.00 + VAT
First Guarantor If Required	£100.00 + VAT
Company Tenant if applicable	£350.00 +VAT

## CONTACT US

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To let or not to let..

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