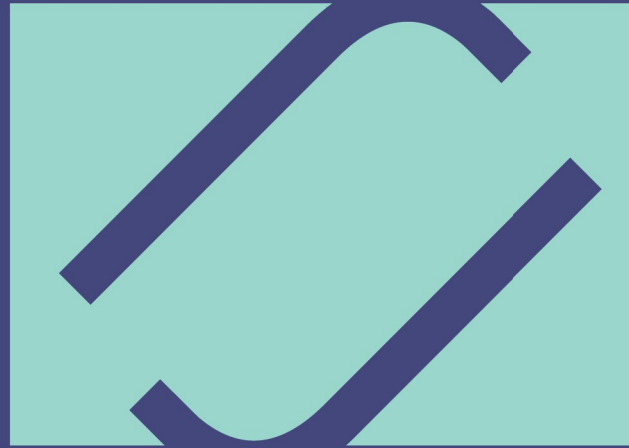
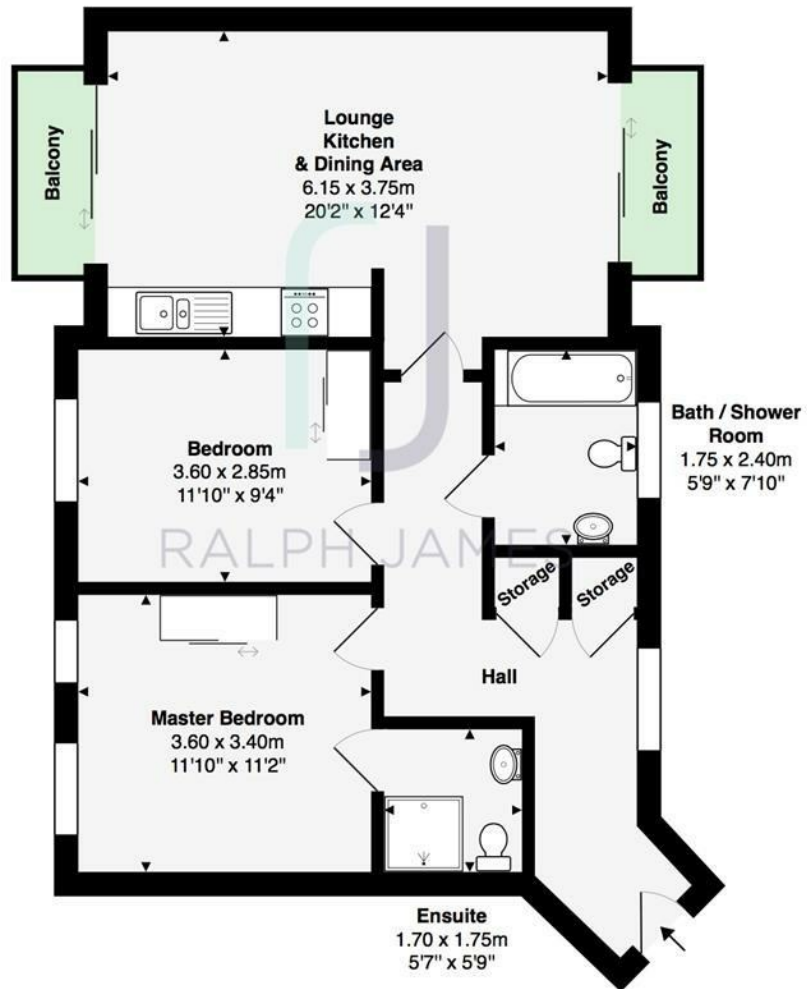


Burrage Road  
Redhill  
Surrey  
£280,000



RALPH JAMES

# FLOOR PLANS



Burrage Road, Redhill

Total Area: 69.6 m<sup>2</sup> ... 749 ft<sup>2</sup> (Excluding Balconies)

All measurements are approximate and for display purposes only



RALPH JAMES



## IN A NUTSHELL



Two private balconies & communal gardens



Bright spacious open plan



Modern fitted open plan kitchen



Two double bedrooms with fitted wardrobes



Large family bathroom & master en-suite



Allocated parking





# WHAT'S GREAT?

## CHAIN FREE

This modern top floor apartment is situated in the popular and sought after location of the Park 25 development. This purpose built building comprises of beautiful contemporary apartments which are spacious, bright and perfect for anyone looking for somewhere to move straight into without having to do any work.

As you enter the apartment, the hallway leads you down to the open plan kitchen/living/dining room. The stylish and sleek kitchen has fully integrated appliances and is fitted with glossy cream cupboards and a laminate sand stone worktop. This spacious room benefits with two sliding doors either side, both taking you out to a private balcony. Scenic southerly views overlooking greenery and distant views toward Redhill town centre, a perfect place to seat a table and chairs and enjoy your morning coffee while reading the paper.

Making your way back into the hallway you have a modern family bathroom to your left and a further two generously sized bedrooms to your right, both of which have fitted wardrobes. The master bedroom also has its very own en-suite shower room.

Parking is never an issue with a car port and another parking area in front of the car port.

Redhill is an up and coming area and is having millions of pounds poured into it with new high street stores and a new cinema duplex coming soon. For those of you that commute, Redhill's mainline train station is only a short walk away of which can get you into the bright lights of London in only 30 minutes! The Home Cottage pub is also a short 10 minute walk away, of which comes highly recommended and serves some amazing food! Reigate is well known for its variety of fancy eateries and entertaining pubs with live music. At the weekend the newly refurbished Everyman cinema is a great place to watch the latest Hollywood movies. The Priory Park is just beautiful with its flower gardens, children's play area and lake, fantastic for taking a stroll and enjoying the great outdoors all year.



Ashley likes it  
because....

"As far as contemporary apartments go you won't find much better than this. I love the dual aspect lounge and even more so the balconies where you really feel like king of the castle. Enjoy a glass of wine in the sun and take in the views. Ideal for a professional commuter given it is so close to Redhill station.. "

## SELLER'S SECRET

"Having bought this apartment from new, as our first time property, it has been a great home to enjoy together and with our friends and family. The spacious rooms have been ideal for entertaining and relaxing in too. One of us work from home during the day quite frequently so being able to work from the apartment in bedroom two and still have plenty of space for a spare bed gives you an idea on the size of both bedrooms. Being on such a new development you can't always be blessed with parking but here with the car port and a separate space we have never had any trouble with it. We will be sad to leave but excited about the new chapter ahead."

## CLOSE TO HOME

Merstham station 1.7m

Redhill station 0.8m

Lime Tree School 1.0m

Hawthorns School 3.4m

The Warwick School 0.8m

St.Bedes School 1.1m

Reigate High Street 2.7m

Mercers Lake 1.3m

Lease: 144 yrs

Service: £2700 pa

GR: £500 pa



To buy or not to buy...

RALPH JAMES



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