



Mc. MONOCHROME | HOMES

3-9 Nutfield Road, Redhill, RH1 3EL

Asking price £275,000

PROPERTY SUMMARY

OVERVIEW

A good sized two double bedroom apartment with balcony and private garden with the bonus of parking, garage and private garden. The property is situated well with great transport links, local amenities and great schooling.

Accommodation

This second floor apartment offers spacious accommodation comprising of a good sized living room and separate kitchen which holds integrated appliances. You have the luxury of a generously sized master bedroom with fully fitted wardrobes and further double bedroom. You will be delighted to witness a sizeable family bathroom which comes complete with a three piece suite and media wall. The property is well kept and modern throughout. Outside the apartment offers parking, garage and private garden holding both grass area and patio.

Location

Situated on Nutfield Road, the property is well located with plenty of local shops, schools and Merstham mainline station which provides good commuting links to London, Gatwick and the South coast. Bus routes serve nearby Redhill town centre which offers further facilities including a good choice of shops, bars and restaurants and the M23/25 can be accessed with ease at the Horley Interchange Junction 7, providing good motorway links to London and the surrounding areas.

Disclaimer

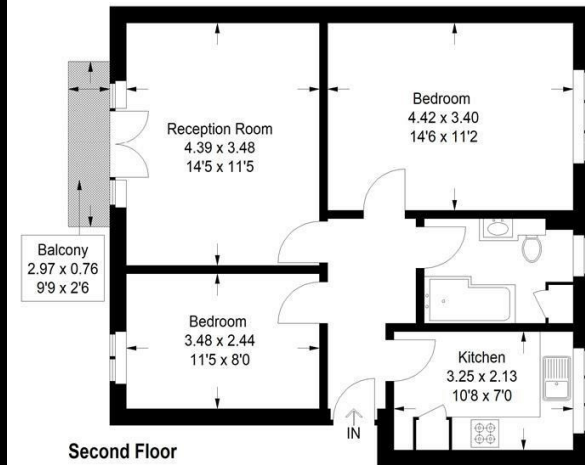
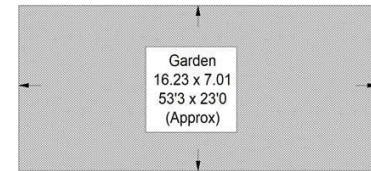
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Nutfield Road, RH1

Approximate Gross Internal Area
59.6 sq m / 642 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1030449)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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