



Westside House, Dunraven Avenue, Redhill

Guide Price £200,000 – £220,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- One well-proportioned bedroom
- No chain
- Idyllic countryside views
- Allocated parking
- Small block
- Council Tax Band 'B' and EPC 'C'

A well presented 1 bedroom top floor flat, in a stylish and small block with scenic views of the Surrey countryside, create a lovely setting. The property is offered with NO CHAIN and is equidistant to Horley, Redhill and a stone's throw from Salfords. Transport links are all within close proximity, as is Gatwick Airport, local schools and popular amenities.

Entering the site, there are high reaching treelined borders, creating a nice sense of privacy and seclusion. The property benefits from 1 allocated parking space in this area, and secure telecom entry system to enter the block.

The property is on the top floor. Briefly, the property has a good size hallway, leading to the kitchen and open plan living/dining room which overlooks the countryside viewings previously mentioned. Toward the rear aspect, is the bathroom with all relevant sanitaryware. The bedroom is a comfortable double room with space for a bed and freestanding furniture, with fitted wardrobes.



There are also well-maintained communal grounds freely available for use.

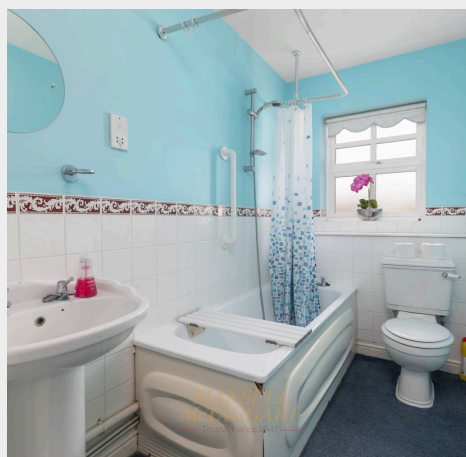
Lease Details

Length of Lease: 125 years from 31 October 1999

Annual Service Charge – £1,385.33

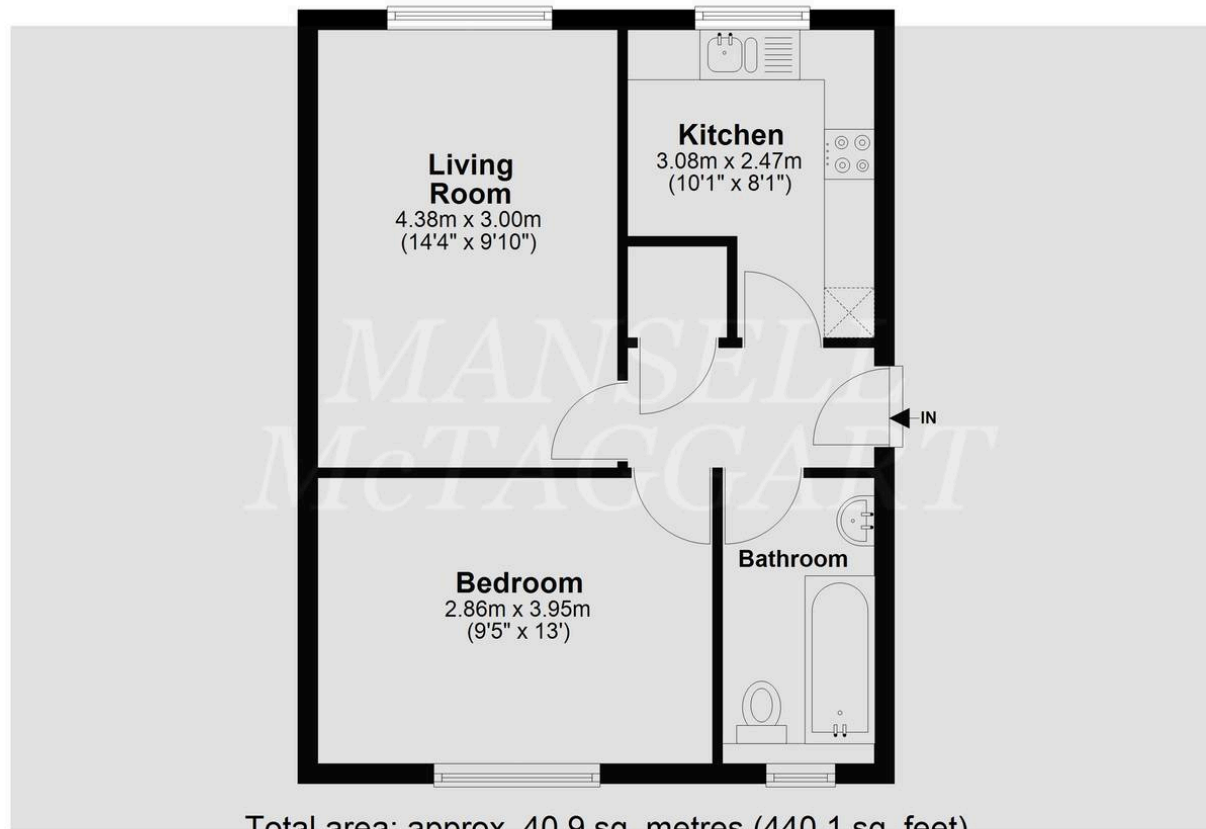
Service Charge Review Period – January

Lease details have been provided by the Vendor.
This information should be confirmed by your solicitor.



First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 40.9 sq. metres (440.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.