



FLAT 7 VISION PLACE, 8 OXFORD ROAD, REDHILL, SURREY, RH1 1QE

£217,500

LEASEHOLD

Stylish, first floor apartment overlooking well kept communal gardens, in a peaceful, yet central location.

Vision Place is a modern apartment building, situated in a cul de sac just off Redhill town centre, making the location second to none for those who appreciate convenience.

This particular property is to the rear of the building on the first floor, so has the benefit of a pleasant outlook. To the front of the building there is allocated parking and a communal bin store.

Through the front door there is an entrance hall with a built in airing cupboard, and a wall mounted entry phone system. You have an open plan living and kitchen space, with a range of integrate appliances. There is a generous double bedroom, and a well appointed bathroom, that has a double glazed window to the side.

Redhill town is right on your doorstep, with its great range of shops & restaurants, a weekly market and modern multi screen cinema complex. In addition there are superb rail links from Redhill station, with services to central London in as little as 29 minutes, Gatwick airport, Guildford, Reading, Tonbridge and the south coast.

- CENTRAL LOCATION
- OPEN PLAN LIVING SPACIOUS
- DOUBLE BEDROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND: C
- FIRST FLOOR
- OVERLOOKING GARDENS
- BATHROOM
- QUIET AREA
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

17'9 x 3'5 (5.41m x 1.04m)

LOUNGE/KITCHEN

18'3 x 13'3 (5.56m x 4.04m)

DOUBLE BEDROOM

14'1 x 10'1 (4.29m x 3.07m)

BATHROOM

7'7 x 6'2 (2.31m x 1.88m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

ALLOCATED PARKING FOR ONE CAR

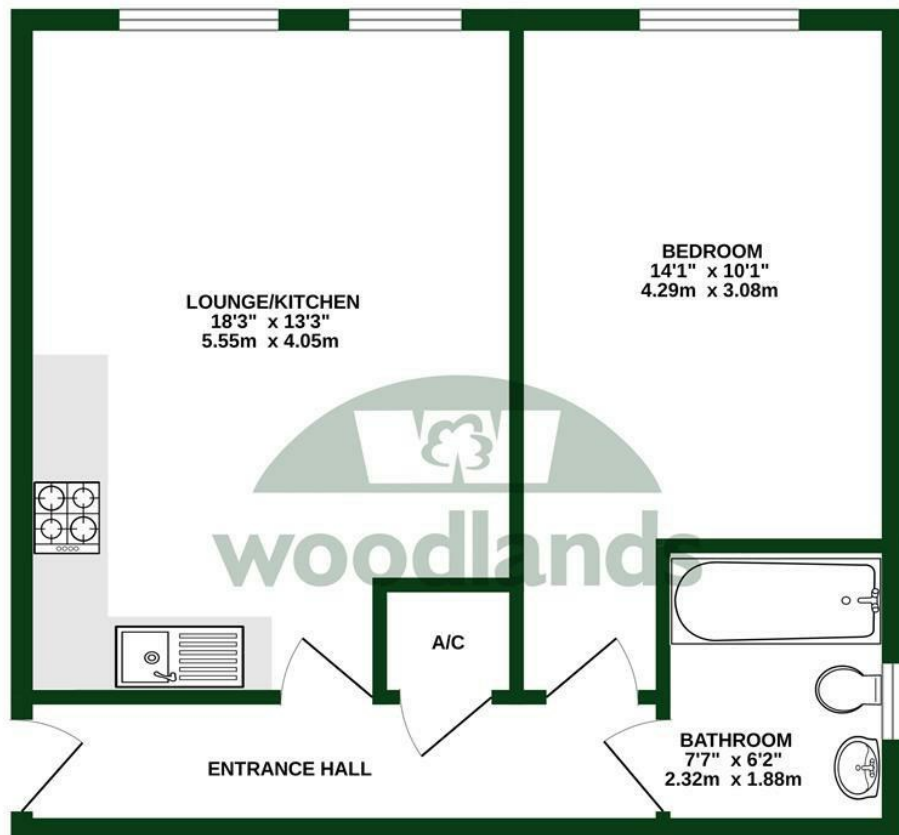
YEARS REMAINING ON LEASE: 106

GROUND RENT: £210 PER ANNUM

SERVICE CHARGES: £1,600 PER ANNUM



FIRST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	

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