



**2ND FLOOR DOUBLE BED
23' LOUNGE/FITTED KITCHEN
VIDEO ENTRY- LIFT SERVICE**

**FAMILY BATHROOM
PRIVATE BALCONY
ALLOCATED PARKING**

Christies Residential are pleased to offer for sale this second floor double bedroom apartment forming part of an impressive development located within easy access of all amenities. The flat benefits from: No onward chain, video entry system, lift to upper floors, double glazing, gas central heating via radiators, 23' open plan lounge/dining room/fitted kitchen, private balcony, family bathroom, allocated parking space, & 106 year unexpired

**45 Canalside, Redhill, Surrey,
RH1 2NH**

£199,950

Gas Central Heating Via Radiators

Communal Entrance Via Video Entry Phone
With Lift & stairs to upper floors.

Entrance Hall

Via own front door. Large storage cupboard. Cupboard housing gas central heating boiler.

Open Plan Lounge/Dining Room/Fitted Kitchen

23.3" X 12.5" (7.1m X 3.81m)

Fitted Kitchen area: Range of modern wall & base units with inset 1 & 1/2 stainless steel sink unit. Built in electric oven & 4 ring electric hob with extractor hood over. Integrated, fridge/freezer, washer/dryer, dishwasher and microwave.
Lounge/Dining Room area: Double glazed patio doors to:

Private Balcony

Double Bedroom

13.1" X 9.5" (3.99m X 2.9m)

Double glazed window.

Family Bathroom

7" X 6.5" (2.13m X 1.98m)

Matching white bathroom suite comprising: panelled bath with wall mounted shower & screen, wash, hand basin and low level WC. Ceramic tiled walls & floor.

Allocated Parking Space

Number 256 - Via Residents Permit

LOCAL AUTHORITY

Reigate and Banstead Council

COUNCIL TAX

Tax Band C

TENURE

Leasehold

LEASE

106 years Unexpired

GROUND RENT

£250.00 Per year

SERVICE CHARGE

£1583.00 Per year





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Second Floor Flat

Approx. 507.7 sq. feet



Total area: approx. 507.7 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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