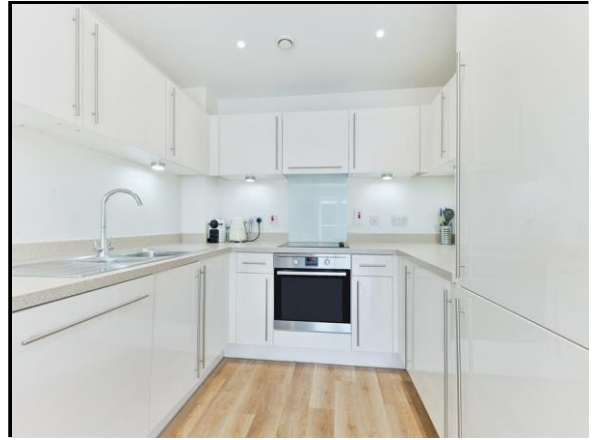




The Kilns, Watercolour, Redhill, RH1 2FY

Asking Price: £250,000 Leasehold

Located on the popular Watercolour Development, this modern second floor purpose built one bedroom apartment is offered to the market with no onward chain, lift access, video entry-phone system, balcony, modern kitchen and bathroom, wood flooring, gas central heating, double glazing and allocated parking. The Kilns was the final phase of Watercolour and the beautiful contemporary apartments are spacious and bright enjoying countryside views from the balcony. Viewing is highly recommended.



The Kilns, Watercolour, Redhill, RH1 2FY

COMMUNAL FRONT DOOR

With video entry-phone system, leading through to:

COMMUNAL ENTRANCE HALL

Lift giving access to:

SECOND FLOOR

Own front door leading through to:

OWN ENTRANCE HALL

Wood flooring, control panel for central heating and hot water, power points, radiator, storage cupboard housing fuse box and power points, additional coats cupboard with double shelving, smoke alarm, door to:

LIVING ROOM/KITCHEN

6.58m (21' 7") x 3.48m (11' 5")

Rear aspect double glazed patio doors giving access to BALCONY with views across countryside, continuation of wood flooring, radiator, power points, telephone point, T.V. aerial points, down-lighters, cupboard housing Potterton boiler, further radiator.

KITCHEN AREA

Fitted with a range of wall mounted and base level units, square edge work surface, ceramic hob, integrated electric oven, extractor hood, power points, concealed lighting, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer.

MASTER BEDROOM

3.73m (12' 3") x 3.30m (10' 10")

Rear aspect double glazed window giving views across countryside, radiator, power points, telephone point, double fitted wardrobe with mirror glide doors.

FAMILY BATHROOM

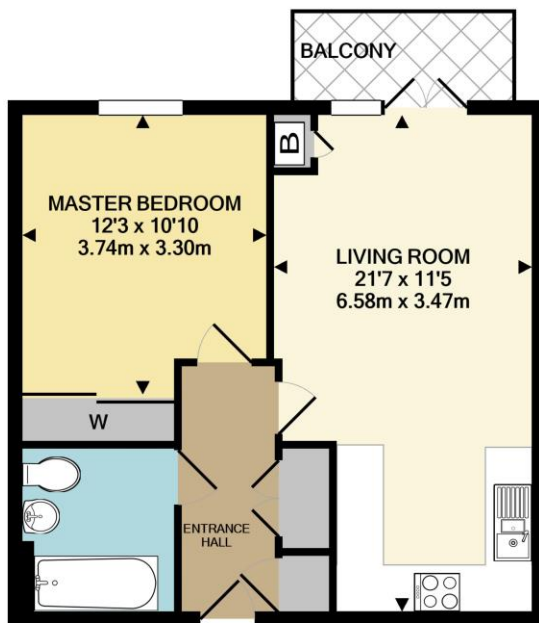
A white three piece suite comprising low level w.c. with concealed cistern, inset wash hand basin with chrome style mixer tap, panel enclosed moulded bath with chrome style shower fittings and chrome style mixer tap, tiled walls, tiled floor, chrome heated towel rail, wall mounted mirror, down-lighters, extractor fan, shaver point.

OUTSIDE

ALLOCATED PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B	85	85
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B	91	91
(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	



TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

**THOMAS
& MAY**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Crossroads Residential Limited trading as Thomas & May and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Crossroads Residential Limited trading as Thomas & May or the vendors.

Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Crossroads Residential Limited trading as Thomas & May. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission