



**Jefferson Court  
Warwick Road  
Redhill  
Surrey  
RH1**

**Offers in Excess of £210,000**

**bettermove**

# Warwick Road Redhill

Bettermove are proud to present this 1 bedroom flat in Redhill, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off road, residents parking available, as well as a garage.

The council tax band is B.

This is a leasehold property with 977 years remaining on the lease; the ground rent and service charges, combined, are £880.00 every 6 months.

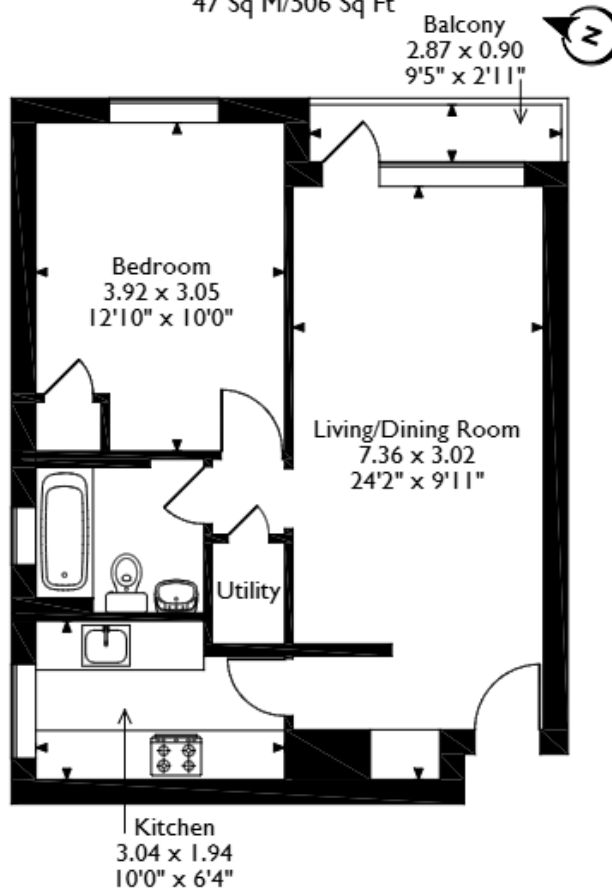
The interior of this beautifully presented, first floor property comprises a spacious living/dining area, fitted kitchen, utility, one double bedroom, and a family bathroom. Externally, the property benefits from a private balcony, perfect for enjoying the summer months.

Located in the popular town of Redhill, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Redhill Train Station (0.4 miles), a variety of local bus routes, and quick access to the M25, and M23.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Jefferson Court, Warwick Road, Redhill, Surrey  
Approximate Gross Internal Area  
47 Sq M/506 Sq Ft



### Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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