



£875 PCM

Park View Road, Redhill, Salfords, Surrey, RH1

Flat | 1 Bedroom | 1 Bathroom

01293 821143



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Step Inside

Key Features

- RECENTLY RENOVATED
- 1 minute walk to shops
- 7 minute walk to train station
- Allocated parking
- Modern kitchen
- Views of farmland
- Communal garden
- Communal shed
- Nest thermostat

Property Description

Recently Renovated | 7 minute walk to station | 1 minute walk to shops | Allocated parking | Double bedroom | Modern kitchen | Views of farmland | Communal garden

Main Particulars

Dedman Lettings is pleased to offer this fantastic one double bedroom apartment in the sought-after area of the village of Salfords. The apartment was completely renovated in May 2019 and November 2020 and included brand new flooring throughout, freshly painted, new curtains and a new combi boiler.

The apartment boasts a modern fitted kitchen with white goods included, a good-sized lounge/diner, a spacious double bedroom with views onto beautiful farmland, a bathroom with shower above bath and a large loft and hallway cupboard for storage.

The property comes with allocated parking as well as ample visitor parking. There are communal gardens on site with access to a communal locked shed.

The location is amazing, as you are situated amongst beautiful farmland and you are only a 7-minute walk to Salfords train station with direct trains straight into London. Salfords high street is 1-minute walk away offering a range of shops from Miller & Carter steakhouse, convenience stores, takeaways, cafes and a laundrette.

When renovating the property, the landlord installed a brand-new Google Nest learning thermostat, which when connected to wi-fi allows you to control it from anywhere.

Available December, please call Dedman Lettings today for further information.



Date of assessment: 30 April 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 May 2013 Total floor area: 42 m²

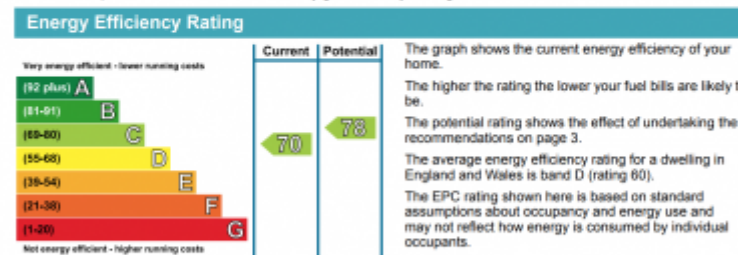
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,323
Over 3 years you could save	£ 345

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 81 over 3 years	
Heating	£ 796 over 3 years	£ 624 over 3 years	
Hot Water	£ 384 over 3 years	£ 273 over 3 years	
Totals	£ 1,323	£ 978	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Low energy lighting for all fixed outlets	£30	£ 51
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 180

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