



33 Thornton Side, Redhill, RH1 2NP

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**JAMESDEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this modern finished two bedroom, two bathroom first floor apartment, located within the popular Watercolour development.

The property consists of a spacious open plan kitchen/lounge with access to a balcony, Master bedroom with ensuite shower, second double bedroom and family bathroom. The property is located within the popular development of Watercolour which offers a Tesco express, pharmacy and vets. The development also has a lake which provides a great space to walk/enjoy the surrounding countryside. Further benefits include redecorated throughout and new carpets throughout. Allocated parking.

EPC: B

Council Tax: Band D - £2,448.79



Redhill Town is located in Surrey midway between London and Brighton, and within reach of Gatwick Airport. Well known and extremely popular with local commuters because of its main line train station. Trains go from Redhill to London Victoria, Gatwick and the south coast.

The Town Centre itself, offers a vast range of high street stores, including sports shops, barbers, hairdressers, and Sainsburys. Twice a week, there is also an open-air market on the pedestrianised high street. Redhill is home to The Belfry Shopping Mall which hosts several stores; includes New Look, Boots, JD, H&M and Waterstones. At the northern end of town, you can find the cinema and Library, The newly built entertainment complex The Light which adds an array of activities as well as café's, restaurants and public houses within the local area.

Redhill also boasts a number of highly regarded schools, state and independent, for all ages. These include The Royal Albert and Alexander School, Warwick School and for high education East Surrey College.

To find out more about this property, call JamesDean and register your interest.

**£1,550 Per Calendar Month**



# Floor plan



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

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

TENURE:  
Council Tax Band: D

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.