



REDHILL **1** ONE

APARTMENT LIVING IN THE HEART OF REDHILL

QUEENSWAY | REDHILL | SURREY

Green surroundings and a thriving community. More than ever before people are being attracted to Redhill; with swathes of parkland and countryside, its accessibility to London, Gatwick and the south coast and its shops, bars and restaurants, Redhill has much to offer.

Redhill One. A fabulous collection of one and two bedroom apartments putting you at the heart of all Redhill has to offer. From this town centre location you can live life to the full in one of these stylish, contemporary homes. Choose Redhill. Choose Redhill One.



REDHILL **ONE** | 121 apartments in the heart of Redhill

REDHILL **1**NE | the new address in Redhill

With a shopping centre packed full of high street stores and restaurants, Redhill's vibrant town centre contrasts with the tranquillity of the surrounding parks and countryside.

Redhill is a vibrant town and Redhill One puts all its advantages at your feet. Step out of the main entrance and you're immediately in the heart of it all, just yards from The Belfry shopping centre. Here you'll find a dynamic range of shops including fashion stores, Waterstones, WHSmith and Marks & Spencer. There's also a selection of cafes and restaurants in The Belfry.

More facilities can be found in The Quadrant, including the Harlequin theatre and cinema, coffee shops, restaurants and Sainsbury's. The neighbouring market town of Reigate has a further great choice of restaurants and shops.

Want to get active? The Donyngs leisure centre offers a comprehensive range of facilities including a pool, gym, squash courts and sauna. Or why not take to the hills and discover some of the fabulous surrounding countryside, perfect for walking, cycling or a round of golf. Plus, there's some great country pubs to be discovered in villages where time seems to have stood still.

Choose Redhill One for your new home and all the advantages of life in this great location are yours to enjoy.

REDHILL **ONE** | Central to your life

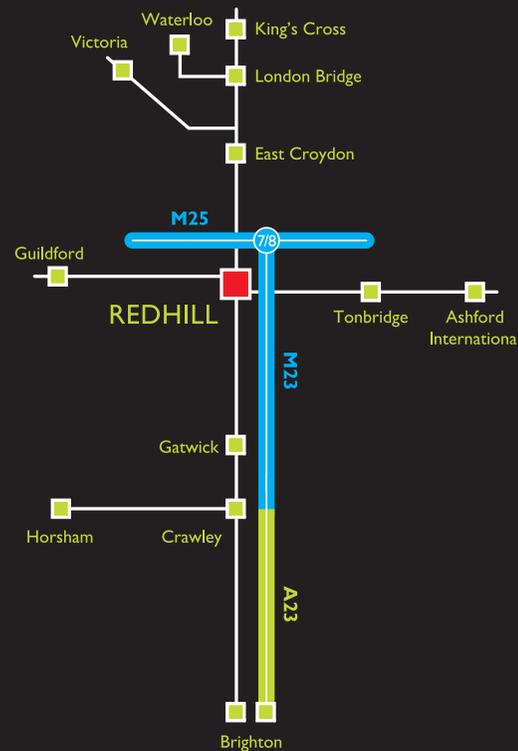


Whilst the area is packed with places of interest, parks and some great pubs and restaurants, it's the proximity of Gatwick Airport, the M25, the M23 and the excellent rail links that set Redhill apart.



BY ROAD

With the A23 and A25 converging at Redhill you'll find yourself at the hub of a road network that makes getting around by car a straightforward process. The M25, junction 8 is just over 2 miles away, linking with the M23 south to Brighton. Major towns like Crawley, Guildford and Croydon are all easily accessible.



BY AIR

Gatwick Airport is around 8 miles away by road putting access to mainland Europe and the wider world within easy reach.

BY RAIL

Redhill station offers regular services to London Bridge and Victoria, with minimum journey times of around 30 minutes, or south to Gatwick and Brighton with minimum travel times of approximately 10 minutes and 1 hour respectively. A service also operates to Guildford and Ashford International via Tonbridge.

Redhill One has been designed to offer fabulous, contemporary living space, each apartment thoughtfully planned and equipped to meet the demands of today's busy lifestyle.

KITCHENS

Custom designed units with laminate worktops with stainless steel sink, under-counter lights, integrated electric stainless steel oven, electric hob, extraction hood, integrated fridge/freezer and washer/drier.

BATHROOMS AND EN-SUITES

White pressed steel bath with shower attachment, custom built vanity unit, concealed dual flush WC, lever mixer tap set to basin. Ceramic tiling to bathroom.

Shower with sliding screen or bi-fold door, close coupled WC and basin to en suites.

FLOOR COVERINGS

Vinyl floor covering to kitchens, bathrooms, ensuites and hall, carpeting elsewhere.

HEATING

Programmable electric panel heaters, hot water from mains-fed Pulsacoil electric storage units.

LIGHTING

Recessed low-voltage downlighters to kitchen, bathroom and hallway with pendant fittings elsewhere.

ELECTRICAL INSTALLATION

White plastic switches and sockets generally. TV/FM connection point and telephone point in living room area. All apartments have facility for Sky+ satellite television through a communal satellite dish (Integrated Reception System).

WALL AND CEILING FINISHES

Walls and ceilings finished with white emulsion paint.

WINDOWS AND DOORS

Colour coated aluminium, double glazed windows and external doors. Balconies will have a glass balustrade with stainless steel hand rail. Veneered doors with brushed chrome ironmongery throughout.

JOINERY

Skirting, architrave and window board in square section MDF decorated in white satinwood.

LIFT INSTALLATION

2 No. eight person lifts.

SECURITY

Each apartment has a colour video entryphone connected to the pedestrian entrance door.

PARKING

Secure ground floor car parking spaces are available to purchase separately.

AMENITY

A private communal garden area comprising both hard and soft landscaping will be constructed at first floor level and is available to all residents.

MAINTENANCE

On completion of the development, the appointed Managing Agent will arrange for cleaning of common parts and maintenance of the grounds and the building.



REDHILL **ONE** | A stylish specification



DIRECTIONS

From the M25 Junction 6 take the B2235 signposted Godstone. At the next roundabout take the 3rd exit onto the A25 signposted Redhill and Godstone. Continue on one-way system in Godstone and bear right and then left onto A25 signposted Redhill and Reigate. Continue to Redhill and at The Station Roundabout take the 1st exit signposted Gatwick, Brighton and Reigate. At Belfry Roundabout take the 2nd exit onto A25 signposted Reigate and continue on one way system, bearing right into Queensway. Redhill One is located on the right hand side.

From the M25 Junction 8 take the A217 south towards Reigate. At the bottom of Reigate Hill cross level crossing and bear left onto A25 signposted Redhill. Continue for just over a mile until you reach Redhill town centre. Upon entering the one-way system Redhill One will be found on the right.

There are a number of public car parks in Redhill. We recommend using The Belfry car park which is located opposite Redhill One and accessed from St Matthew's Road on the one-way system.

REDHILL ONE

Queensway, Redhill, Surrey RH1 1QH