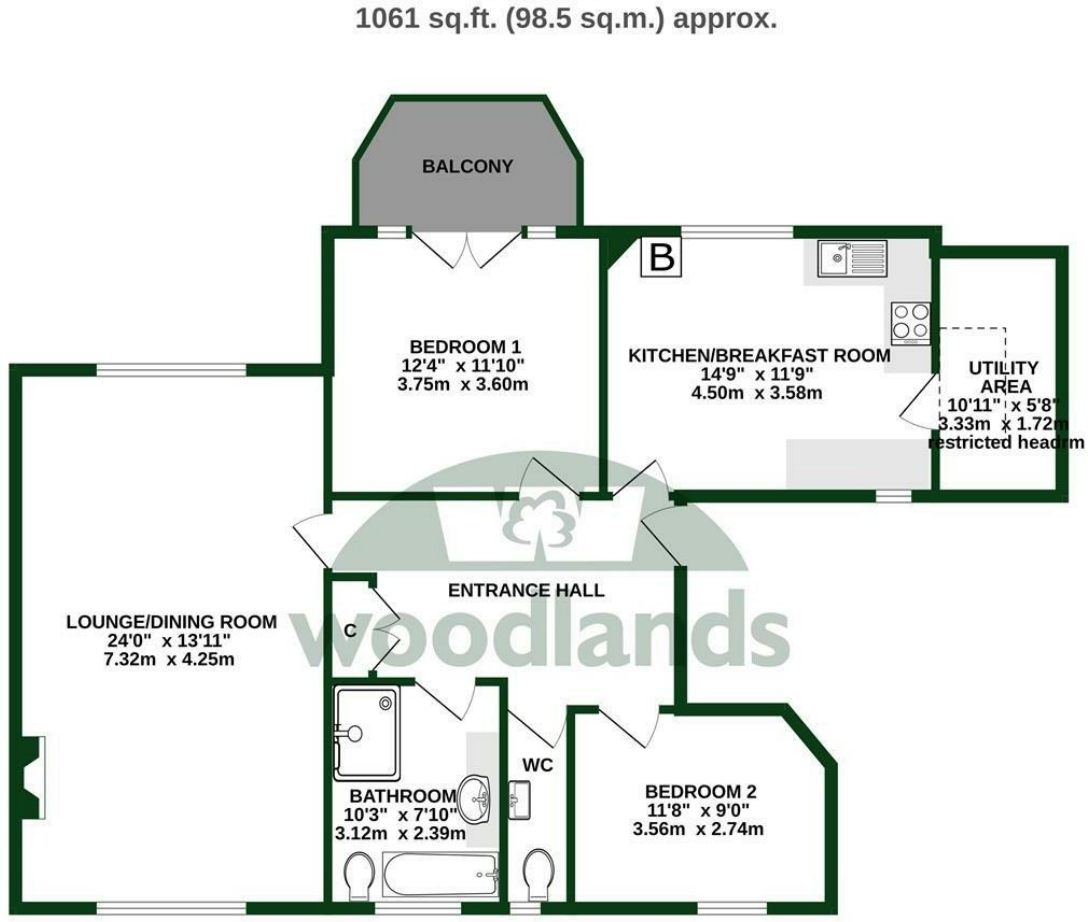

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

99 Ladbroke Road, Redhill, Surrey, RH1 1JT
£396,600
Leasehold

Spacious first floor apartment, forming part of a character property, benefitting from off road parking and a garage.

Conveniently situated just 5 minutes walk from Redhill station and town centre, this two bedroom property is bright and spacious, with the added benefit of a newly extended lease.

Through the front door there is a large entrance hall, which would work perfectly as a study area. there is a dual aspect kitchen/breakfast room, with a door to a handy utility cupboard, and a superb lounge/dining space. The main bedroom has a west facing balcony, and there is another double bedroom at the front of the property. You have a full bathroom, with both bath and shower, as well as an additional cloakroom.

Outside there is off road parking for one car to the front of the property, located directly in front of a good size integral garage, that has a roller door and ample space for a car.

Within the nearby town centre there is a great range of high street shops, as well as a the Belfry shopping centre, a weekly local market in the main square, a library, 24 hour gym, Sainsburys superstore, multi screen cinema complex and excellent rail services to London and Gatwick.

- **LONG LEASE**
- **24FT LOUNGE/DINING ROOM**
- **TWO BEDROOMS**
- **LARGE HALLWAY**
- **COUNCIL TAX BAND: D**
- **GARAGE AND PARKING**
- **KITCHEN/BREAKFAST ROOM**
- **BALCONY**
- **CENTRAL LOCATION**
- **EPC RATING: C**

ROOM DIMENSIONS:

ENTRANCE HALL
15'5 x 9'5 (4.70m x 2.87m)

CLOAKROOM
8'10 x 3'0 (2.69m x 0.91m)

LOUNGE/DINING ROOM
24'0 x 13'11 (7.32m x 4.24m)

KITCHEN/BREAKFAST ROOM
14'9 x 11'9 (4.50m x 3.58m)

UTILITY AREA
10'11 x 5'8 (3.33m x 1.73m)

BEDROOM ONE
12'4 x 11'10 (3.76m x 3.61m)

BALCONY
10'0 x 6'0 (3.05m x 1.83m)

BEDROOM TWO
11'8 x 9'0 (3.56m x 2.74m)

BATHROOM
10'3 x 7'10 (3.12m x 2.39m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

GARAGE
15'6 x 11'6 (4.72m x 3.51m)

OFF ROAD PARKING

YEARS REMAINING ON LEASE: 170

GROUND RENT: £0

SERVICE CHARGES: £400 per annum