HOLMESDALE
MANOR
HEADROOM 4m
woodlands

FLAT 16 HOLMESDALE MANOR, 89 LADBROKE ROAD, REDHILL, SURREY, RH1 1NX

£320,000

LEASEHOLD

*** FOR RESIDENTS OVER 55 YEARS OLD ***
*** TWO BEDROOM FIRST FLOOR APARTMENT WITHIN HOLMESDALE MANOR, ONLY HALF A MILE FROM TOWN ***

Set within a private, gated development and benefitting from lovely gardens and communal spaces, this spacious first floor apartment is offered for sale with no chain.

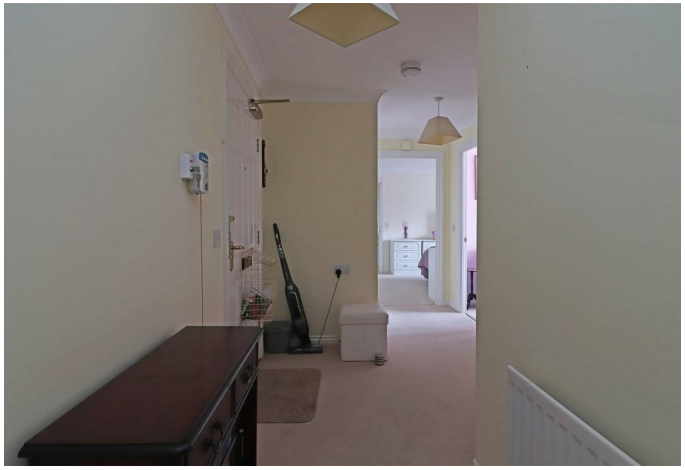
The property has a good size entrance hall with ample built in storage and an airing cupboard. There is a lounge/dining room, with a double glazed window to the front, and a door to a separate fitted kitchen. You have a main bathroom, two double bedrooms, with the principal bedroom benefitting from extensive fitted wardrobes and a large en-suite shower room.

The property is fully double glazed, with gas fired central heating and the remainder of a 999 year lease.

Communal facilities at Holmesdale Manor include a bright residents lounge with kitchen facilities, a guest suite, beautifully kept gardens and a warden in attendance Monday to Friday.

Location wise, Holmesdale Manor is superbly situated for Redhill town centre and station, being only a short walk and also within easy reach of Redhill memorial park, which itself has a very popular café. Within the town centre there are plenty of high street shops, a regular local market and a new multi screen cinema complex.

- **FIRST FLOOR APARTMENT**
- **LOUNGE/DINING ROOM**
- **GAS CENTRAL HEATING**
- **COMMUNAL LOUNGE**
- **COUNCIL TAX BAND: D**
- **NO CHAIN**
- **SEPARATE KITCHEN**
- **LOVELY GARDENS**
- **CENTRAL LOCATION**
- **EPC RATING: C**



ROOM DIMENSIONS:

ENTRANCE HALL
16'2 x 7'2 (4.93m x 2.18m)

LOUNGE/DINING ROOM
19'6 x 10'11 (5.94m x 3.33m)

KITCHEN
8'7 x 8'0 (2.62m x 2.44m)

BEDROOM ONE
17'0 x 10'9 (5.18m x 3.28m)

ENSUITE SHOWER ROOM
9'7 x 8'5 (2.92m x 2.57m)

BEDROOM TWO
12'0 x 7'10 (3.66m x 2.39m)

BATHROOM
8'0 x 6'4 (2.44m x 1.93m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

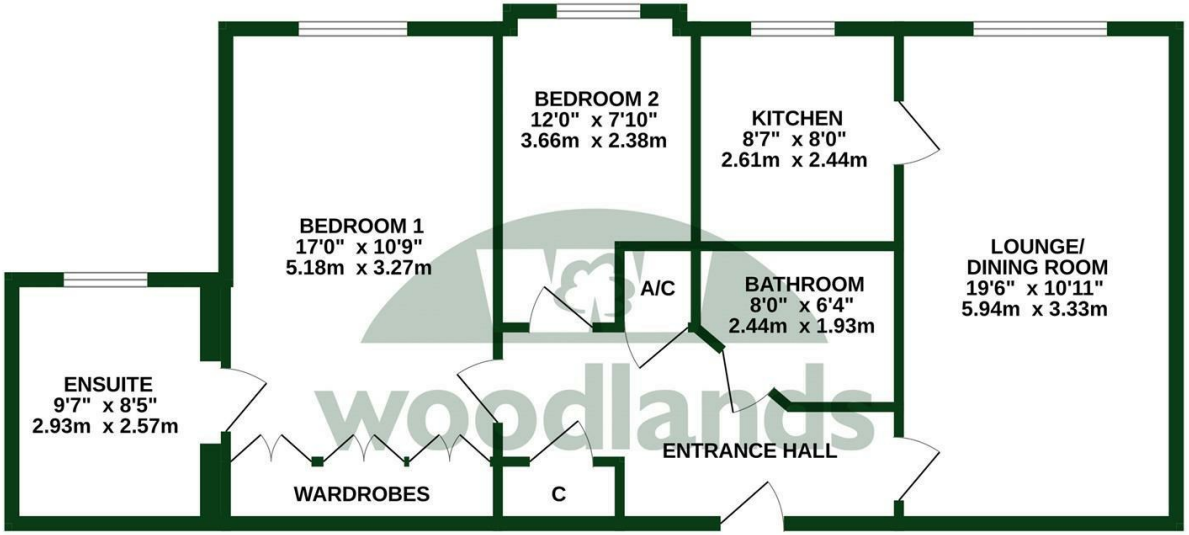
RESIDENTS & VISITOR PARKING

YEARS REMAINING ON LEASE: 979

GROUND RENT: £406 PER ANNUM

SERVICE CHARGES: £357.97 PER MONTH

FIRST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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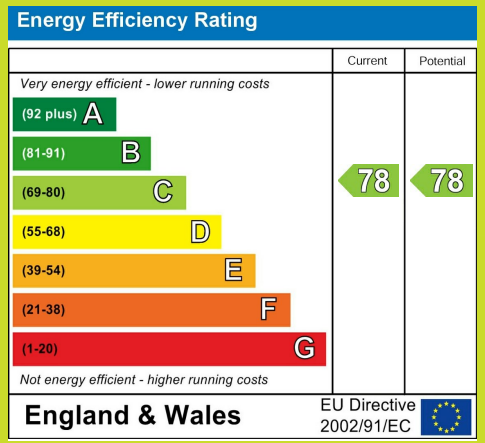

To view this property please call 01737 771777

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