



**FLAT 19 HOLMESDALE MANOR, 89 LADBROKE ROAD, REDHILL,
SURREY, RH1 1NX
£240,000
LEASEHOLD**

***** IMPRESSIVE ONE BEDROOM APARTMENT WITH LOVELY VIEWS, LOCATED
IN THE SOUGHT AFTER HOLMESDALE MANOR DEVELOPMENT *****

***** FOR RESIDENTS AGED OVER 55 YEARS OLD *****

Situated only a short walk from Redhill town centre, this larger than average, one bedroom apartment offers an excellent option for someone downsizing, and has the perks of some great communal facilities, including well maintained gardens.

Through the front door there is a spacious hallway with a large built in storage cupboard and a wall mounted entry phone. The living space is a bright, open plan arrangement, with a Juliet balcony that has a westerly outlook. There is a door to a separate fitted kitchen, which has built in appliances and a south facing double glazed window. Off the hallway there is a good size shower room that is in very good condition, and then you have a generous double bedroom, with ample fitted wardrobes and more lovely southerly views.

Communal facilities of Holmesdale Manor include a residents lounge which always has activities going on, some wonderfully well kept gardens, ample resident and visitor parking and a Manager in attendance Monday to Friday.

Redhill town centre offers a great range of shops and amenities, including a Sainsburys superstore, the Belfry shopping centre, a new multi screen cinema with leisure activities. In addition you have excellent transport links, including train services to central London, the coast and Reading.

- NO CHAIN
- GREAT FACILITIES
- LIFT ACCESS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND: C
- FIRST FLOOR
- LOVELY VIEWS
- VERY SPACIOUS
- JULIET BALCONY
- EPC RATING: B





ROOM DIMENSIONS:

ENTRANCE HALL

CUPBOARD

6'2 x 4'4 (1.88m x 1.32m)

LOUNGE/DINING ROOM

19'6 x 10'8 (5.94m x 3.25m)

KITCHEN

8'7 x 8'1 (2.62m x 2.46m)

DOUBLE BEDROOM

12'0 x 10'0 (3.66m x 3.05m)

SHOWER ROOM

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

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

RESIDENTS & VISITOR PARKING

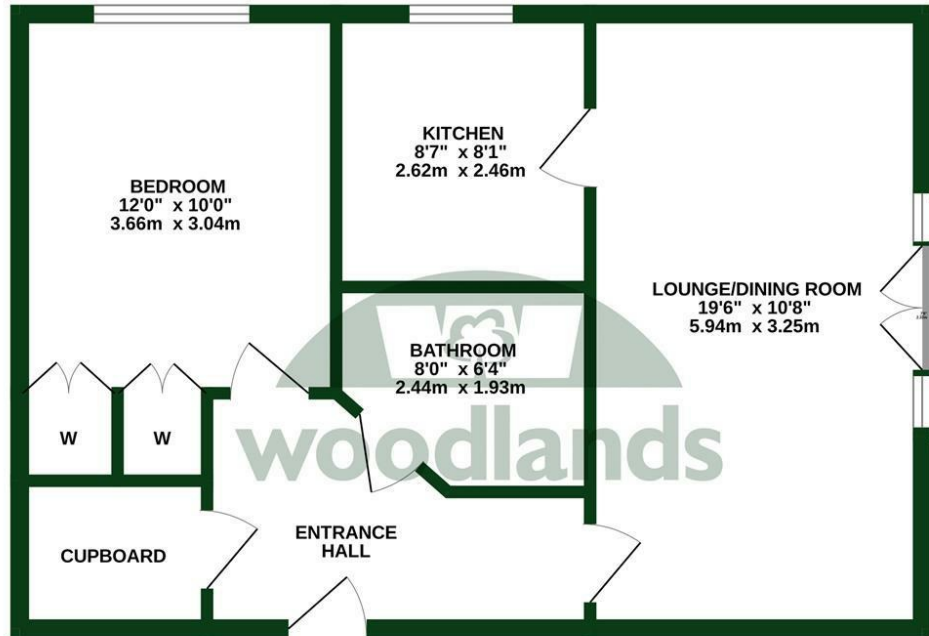
YEARS REMAINING ON LEASE: 979

GROUND RENT: £304 PER ANNUM

SERVICE CHARGES: £341.31 PER CALENDAR MONTH



FIRST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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