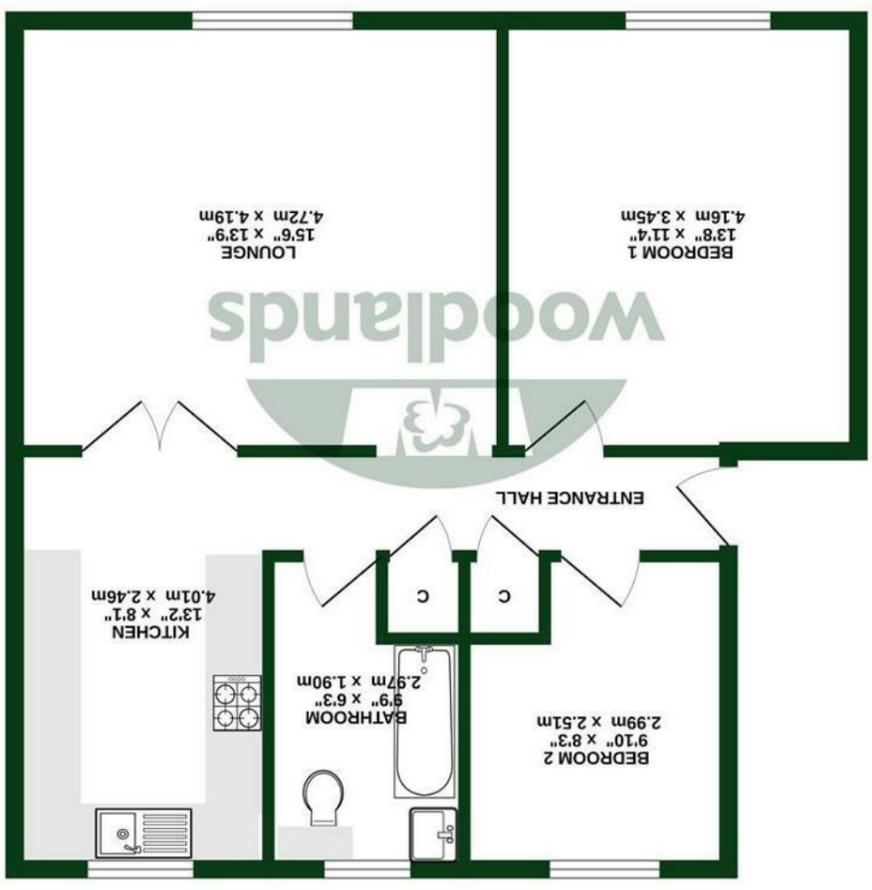


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TOP FLOOR
 670 sq.ft. (62.3 sq.m.) approx.

To view this property please call 01737 771777
www.woodlands-estates.co.uk

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30 Ridgeway Court Ridgeway Road, Redhill, Surrey, RH1 6PG
£247,500
Leasehold

This top floor, two bedroom apartment is offered for sale in good condition, and with the benefit of no ongoing chain.

Through the front door there is an entrance hall with loft access and built in storage. At the end of the hall there is a spacious kitchen which has double door through to a lounge/dining room. You have a newly fitted bathroom, a large double bedroom and an additional bedroom.

Outside there are communal gardens and ample parking for residents. The property also benefit from double glazed windows, gas central heating and a 130 year lease.

Nearby you have access to the extensive green space that is Redhill common, where there are extensive woods and a lovely elevated viewing spot, where you can see across Surrey and West Sussex. You also have a couple of local shops within a few minutes walk.

Redhill town centre can be found half a mile away, and offers a great range of shops, as well as a multi screen cinema and entertainment complex, 24 hour gym and extensive train services to London, Guildford, Reading, Gatwick and Tonbridge.

- TOP FLOOR APARTMENT
- LOUNGE
- BATHROOM
- COMMUNAL PARKING
- COUNCIL TAX BAND: C
- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- EASY ACCESS TO TOWN
- EPC RATING: TBC



ROOM DIMENSIONS:

ENTRANCE HALL
14'10 x 3'0 (4.52m x 0.91m)

LOUNGE
15'6 x 13'9 (4.72m x 4.19m)

KITCHEN
13'2 x 8'1 (4.01m x 2.46m)

BEDROOM ONE
13'8 x 11'4 (4.17m x 3.45m)

BEDROOM TWO
9'10 x 8'3 (3.00m x 2.51m)

BATHROOM
9'9 x 6'3 (2.97m x 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

YEARS REMAINING ON LEASE: 130

GROUND RENT: £100 per annum

SERVICE CHARGES: £1,560 per annum

**CONTRIBUTION TO BUILDINGS INSURANCE:
£228**

