



woodlands
for sale



FLAT 1, 50 WOODLANDS ROAD, REDHILL, SURREY, RH1 6HA

OFFERS IN EXCESS OF £180,000

LEASEHOLD - SHARE OF FREEHOLD

Ground floor apartment in a lovely Victorian building, close to Earlswood lakes and train station.

Situated on a popular street close to local shops and transport links, this ground floor conversion is in a great location and benefits from being sold with no chain.

The building is an attractive period design with plenty of kerb appeal. Through the front door there is a spacious, open living area with a large bay window to the front and high ceilings. An inner hallway gives plenty of room for storage solutions or even a home office area. You have a separate fitted kitchen with a double glazed window to the side, a bathroom and one bedroom.

Boasting a new 999 year lease, as well as a share of the freehold, this property is well set up for minimum future fuss, and also has the benefit of a communal garden area at the rear and off road parking.

Nearby there are some handy local shops, including a convenience store with a post office within. There is a great local pub with a lovely garden, and a number of food outlets. Earlswood train station offers direct trains to central London and Gatwick, alternatively Redhill train station, which has a broad range of additional services, can be found only a mile to the north.

- **SHARE OF FREEHOLD**
- **OFF ROAD PARKING**
- **VICTORIAN BUILDING**
- **SEPARATE KITCHEN**
- **COUNCIL TAX BAND: B**
- **COMMUNAL GARDEN**
- **GROUND FLOOR**
- **14FT LOUNGE WITH BAY**
- **NO CHAIN**
- **EPC RATING: D**





ROOM DIMENSIONS:

FRONT DOOR TO:

LOUNGE

14'11" x 11'08" into bay (4.55m x 3.56m into bay)

INNER HALL

5'03" x 8'08" max (1.60m x 2.64m max)

KITCHEN

9'0" x 4'08" (2.74m x 1.42m)

BEDROOM

9'0" x 8'07" (2.74m x 2.62m)

BATHROOM

5'05" x 5'04" (1.65m x 1.63m)

OUTSIDE

COMMUNAL GARDENS

OFF ROAD PARKING SPACE TO THE REAR

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OUTGOINGS

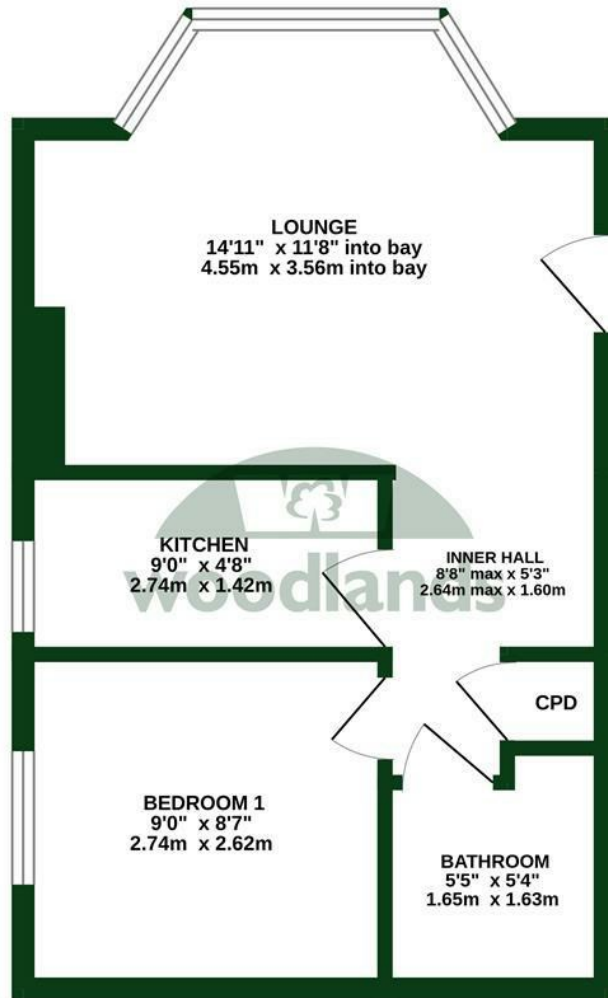
LEASE: 999 YEARS AS OF JULY 2024

SERVICE CHARGE: £1,440 PER ANNUM

GROUND RENT: N/A



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 350 sq.ft. (32.5 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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woodlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(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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