



56 THE DOME DOME WAY, REDHILL, SURREY, RH1 1DJ

£175,000

LEASEHOLD

***** REFURBISHMENT OPPORTUNITY *****

***** 5TH FLOOR, ONE BEDROOM APARTMENT IN THE CENTRE OF TOWN WITH GREAT VIEWS *****

The Dome is situated just off the bustling centre of Redhill, with residents parking, gardens and external storage.

Located on the 5th floor, this spacious one bedroom property would make an excellent project. The property has an entrance hall with built in storage, a shower room, double bedroom, large lounge/dining room and a separate kitchen. The apartment is dual aspect, with some impressive views across Redhill and over to Reigate.

The property does require refurbishment, however, the current owner has already purchased a made to measure Howdens kitchen, that just needs to be fitted (shown in the lounge photograph).

Redhill itself offers a great range of shops, both on the high street and within the Belfry centre. There is a multi screen cinema complex, a Sainsburys superstore with an Argos within, a weekly local market and a range of pubs and restaurants. In addition, Redhill has excellent transport links, with direct trains to London, Gatwick, and the south coast.

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|-------------------------|--------------------------|
| ■ FIFTH FLOOR APARTMENT | ■ REFURBISHMENT REQUIRED |
| ■ SPACIOUS ROOMS | ■ SUPERB VIEWS |
| ■ DOUBLE BEDROOM | ■ RESIDENTS PARKING |
| ■ CENTRAL LOCATION | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: D |





ROOM DIMENSIONS:

ENTRANCE HALL

7'1 x 3'0 (2.16m x 0.91m)

LOUNGE/DINING ROOM

15'4 x 10'3 (4.67m x 3.12m)

KITCHEN

9'4 x 8'10 (2.84m x 2.69m)

BEDROOM

15'2 x 10'5 (4.62m x 3.18m)

BATHROOM

6'4 x 5'6 (1.93m x 1.68m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

RESIDENTS PARKING

COMMUNAL GARDENS

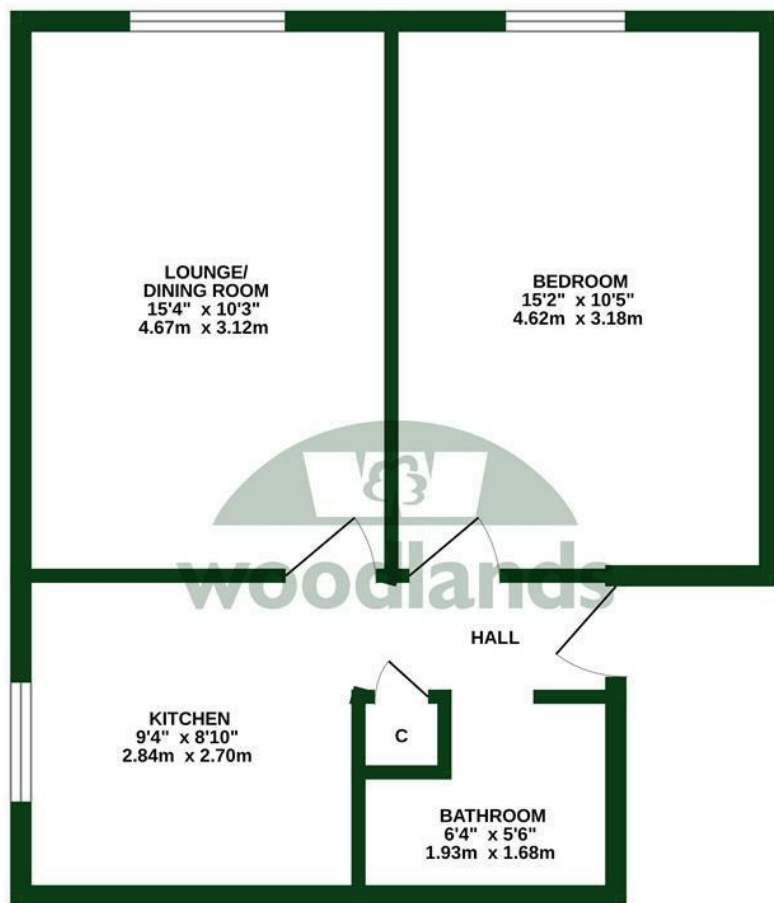
YEARS REMAINING ON LEASE: 101

GROUND RENT: £10 PER ANNUM

SERVICE CHARGES: £1,248.21 PER ANNUM



5TH FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 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		
(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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