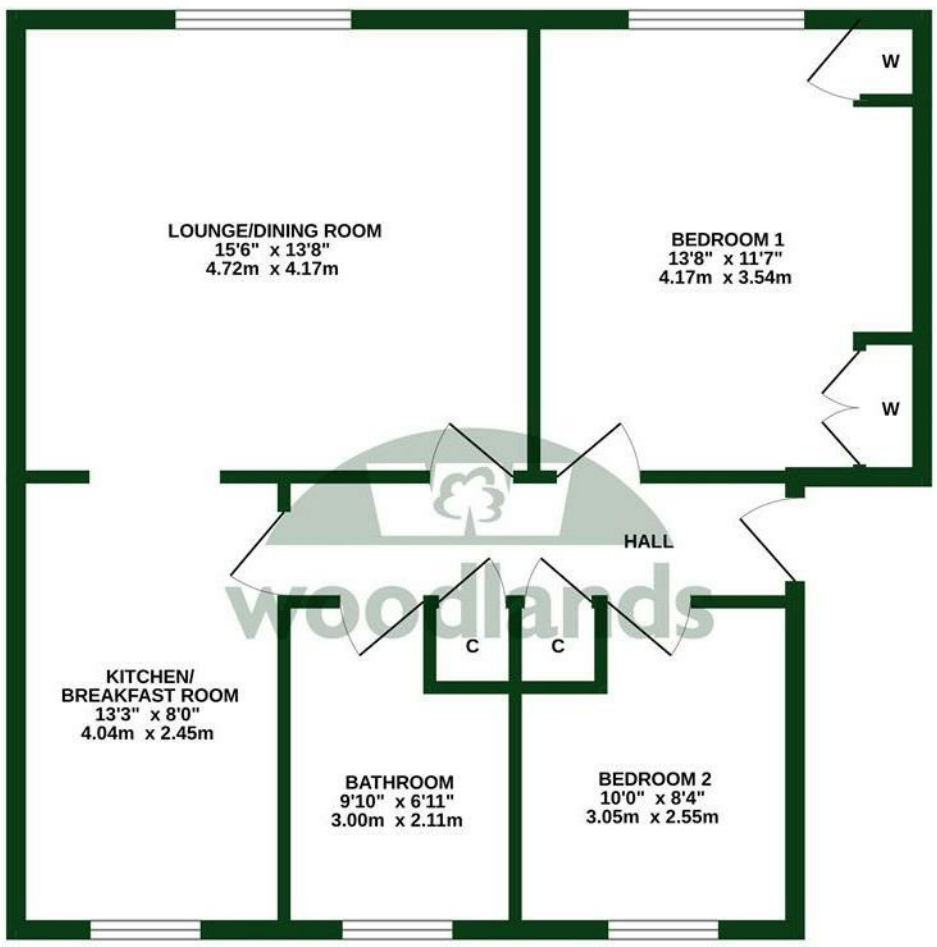
TOP FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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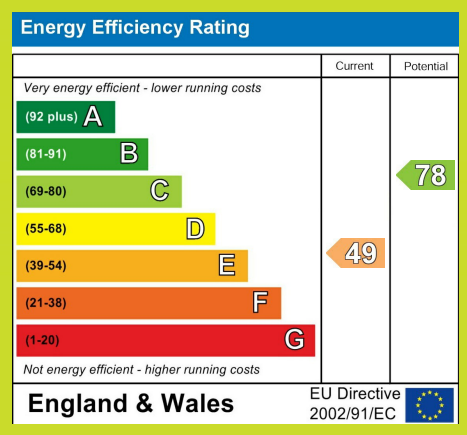

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36 Ridgeway Court Ridgeway Road, Redhill, Surrey, RH1 6PG
£239,950
Leasehold

Located in an elevated position with great views, this larger than average top floor apartment is offered with a long lease no onward chain as well as ample communal parking.

Through the front door you have a long hallway with built in storage. There is a large lounge/dining room with a double glazed window to the front and a wide doorway to a kitchen/breakfast room that has a double glazed window to the rear with views across to Redstone Hill. There are two double bedrooms, the largest of which being a very generous double room, and there is a bathroom which has a white suite.

Outside there is ample communal parking both in front and to the rear of the building, in addition to numerous green spaces. At the end of Ridgeway Road you will find Redhill Common, which is a lovely public space consisting of woodland and offers some outstanding views across Surrey.

Redhill town centre can be found only half a mile away, and offers a wide range of shops and amenities including superb rail links to London, Gatwick, Guildford, Reading and the south coast. Redhill also has a superb multi screen cinema and leisure complex, which has bowling alleys, a rock climbing wall, an arcade and pool tables. There is also a weekly local market, some great restaurants, a 24 hour gym and shopping centre.

- **TOP FLOOR FLAT**
- **LARGE LOUNGE/DINING ROOM**
- **BATHROOM**
- **SHOPS NEARBY**
- **COUNCIL TAX BAND: C**
- **TWO DOUBLE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **AMPLE PARKING**
- **HALF A MILE TO TOWN**
- **EPC RATING: E**

ROOM DIMENSIONS:

ENTRANCE HALL
14'11 x 3'0 (4.55m x 0.91m)

LOUNGE/DINING ROOM
15'6 x 13'8 (4.72m x 4.17m)

KITCHEN/BREAKFAST ROOM
13'3 x 8'0 (4.04m x 2.44m)

BEDROOM ONE
13'8 x 11'7 (4.17m x 3.53m)

BEDROOM TWO
10'0 x 8'4 (3.05m x 2.54m)

BATHROOM
9'10 x 6'4 (3.00m x 1.93m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL PARKING

COMMUNAL GARDENS

YEARS REMAINING ON LEASE: 130

GROUND RENT: £100 PER ANNUM

SERVICE CHARGE: £1,570 PER ANNUM