
HOLMESDALE MANOR
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woodlands

23 HOLMESDALE MANOR, 89 LADBROKE ROAD, REDHILL, SURREY, RH1 1NX

£300,000

LEASEHOLD

Superb, first floor apartment, specifically for residents over 55 years old, with excellent facilities for residents.

Situated conveniently for Redhill's bustling town centre, Holmesdale Manor is a highly popular development, which is well run and has great communal facilities.

This particular apartment is on the first floor, it has a spacious entrance hall with ample storage, a lounge/dining room with a Juliet balcony, and a separate fitted kitchen. There are two double bedrooms, a main bathroom as well as an en-suite shower room.

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 warden on site.

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.

- **POPULAR DEVELOPMENT**
- **SPACIOUS LOUNGE/DINING ROOM**
- **TWO BEDROOMS**
- **SUPERB GARDENS**
- **COUNCIL TAX BAND: D**
- **CLOSE TO TOWN**
- **SEPARATE KITCHEN**
- **BATHROOM AND ENSUITE**
- **GATED**
- **EPC RATING: C**













ROOM DIMENSIONS:

ENTRANCE HALL
17'6 x 7'2 (5.33m x 2.18m)

LOUNGE/DINING ROOM
19'6 x 10'11 (5.94m x 3.33m)

KITCHEN
8'6 x 8'1 (2.59m x 2.46m)

BEDROOM ONE
17'0 x 9'11 (5.18m x 3.02m)

ENSUITE SHOWER ROOM
9'7 x 5'9 (2.92m x 1.75m)

BEDROOM TWO
12'0 x 9'1 (3.66m x 2.77m)

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

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL FACILITIES

YEARS REMAINING ON LEASE: 977

GROUND RENT: £622.67 PER ANNUM

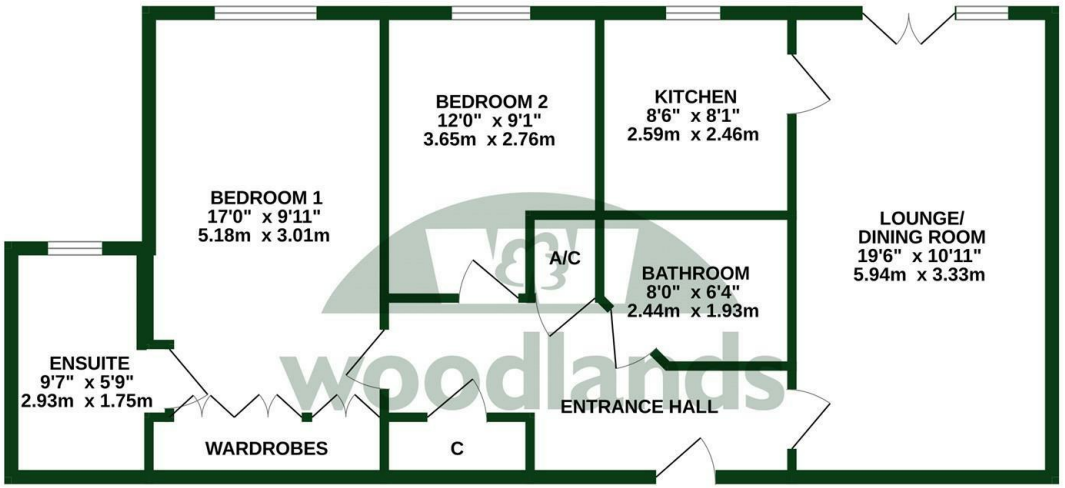
SERVICE CHARGES: £376.94 PER MONTH







FIRST FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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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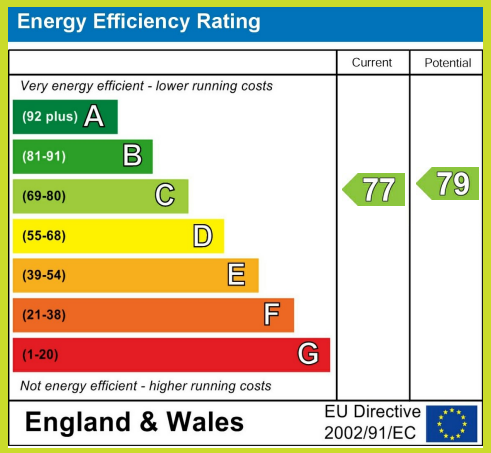
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