



99 Ladbroke Road, Redhill, Surrey, RH1 1JT  
£396,600  
Leasehold

Spacious first floor apartment, forming part of a character property, benefitting from off road parking and a garage.

Conveniently situated just 5 minutes walk from Redhill station and town centre, this two bedroom property is bright and spacious, with the added benefit of a newly extended lease.

Through the front door there is a large entrance hall, which would work perfectly as a study area. there is a dual aspect kitchen/breakfast room, with a door to a handy utility cupboard, and a superb lounge/dining space. The main bedroom has a west facing balcony, and there is another double bedroom at the front of the property. You have a full bathroom, with both bath and shower, as well as an additional cloakroom.

Outside there is off road parking for one car to the front of the property, located directly in front of a good size integral garage, that has a roller door and ample space for a car.

Within the nearby town centre there is a great range of high street shops, as well as a the Belfry shopping centre, a weekly local market in the main square, a library, 24 hour gym, Sainsburys superstore, multi screen cinema complex and excellent rail services to London and Gatwick.

- LONG LEASE
- 24FT LOUNGE/DINING ROOM
- TWO BEDROOMS
- LARGE HALLWAY
- COUNCIL TAX BAND: D
- GARAGE AND PARKING
- KITCHEN/BREAKFAST ROOM
- BALCONY
- CENTRAL LOCATION
- EPC RATING: C



**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
15'5 x 9'5 (4.70m x 2.87m)

**CLOAKROOM**  
8'10 x 3'0 (2.69m x 0.91m)

**LOUNGE/DINING ROOM**  
24'0 x 13'11 (7.32m x 4.24m)

**KITCHEN/BREAKFAST ROOM**  
14'9 x 11'9 (4.50m x 3.58m)

**UTILITY AREA**  
10'11 x 5'8 (3.33m x 1.73m)

**BEDROOM ONE**  
12'4 x 11'10 (3.76m x 3.61m)

**BALCONY**  
10'0 x 6'0 (3.05m x 1.83m)

**BEDROOM TWO**  
11'8 x 9'0 (3.56m x 2.74m)

**BATHROOM**  
10'3 x 7'10 (3.12m x 2.39m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**GARAGE**  
15'6 x 11'6 (4.72m x 3.51m)

**OFF ROAD PARKING**

**YEARS REMAINING ON LEASE: 170**

**GROUND RENT: £0**

**SERVICE CHARGES: £400 per annum**

