



**25 HOLMESDALE MANOR, 89 LADBROKE ROAD, REDHILL,
SURREY, RH1 1NX**

**£340,000
LEASEHOLD**

***** ONLY FOR RESIDENTS OVER 55 YEARS OLD *****

***** RARELY AVAILABLE, GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO
A PATIO AND GARDENS *****

This spacious, ground floor property is located within the highly popular Holmesdale Court, which has an onsite warden, well kept gardens, and communal facilities. Due to the apartments design, and position, you can easily access the French doors directly from the visitors parking area, up some steps, giving it a uniquely private feel.

The property can be access via it's on double glazed French doors, in addition to a front door off the communal hallway. Within the property itself there is a generous hallway with a large built in storage cupboard and an airing cupboard. There is a lounge/dining room, that has the double doors to the patio and gardens, as well as a door to the separate fitted kitchen, which overlooks the secluded garden area. You have a main bathroom, two bedrooms, the largest of which being a very spacious double with extensive fitted wardrobes, a Juliet balcony and a large en-suite shower room.

Holmesdale manor has a very pleasant residents lounge, that has direct access to a lovely patio area. Beyond the patio there are extensive, well kept gardens. The development is secure and gated, with ample resident and visitor parking.

Redhill town centre can be found less than half a mile away, and offers a wide range of shops and amenities, including extensive local and national transport links, a Sainsburys superstore, shopping centre, weekly market and a multi screen cinema complex.

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|---------------------------------|-------------------------------|
| ■ GROUND FLOOR APARTMENT | ■ NO CHAIN |
| ■ LOUNGE/DINING ROOM | ■ SEPARATE KITCHEN |
| ■ TWO BEDROOMS | ■ BATHROOM AND ENSUITE |
| ■ GREAT LOCATION | ■ GARDEN ACCESS |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

16'1 x 7'2 (4.90m x 2.18m)

LOUNGE/DINING ROOM

19'5 x 11'0 (5.92m x 3.35m)

KITCHEN

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

BEDROOM ONE

17'0 x 10'6 (5.18m x 3.20m)

BEDROOM TWO

12'0 x 7'8 (3.66m x 2.34m)

BATHROOM

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

ENSUITE SHOWER ROOM

10'10 x 6'4 (3.30m x 1.93m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

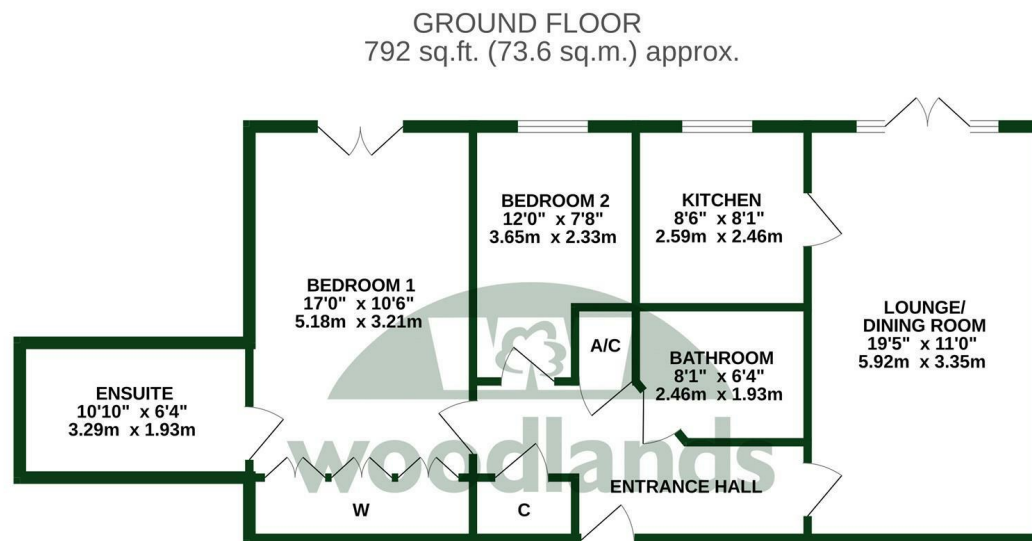
RESIDENTS AND VISITOR PARKING

YEARS REMAINING ON LEASE: 979

GROUND RENT: £406 PER ANNUM

SERVICE CHARGES: £4,295.64 PER ANNUM





TOTAL FLOOR AREA: 792 sq.ft. (73.6 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	78	79
(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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