



ADBROKE ROAD



**FLAT 4 PRINCESS HOUSE, 45 LADBROKE ROAD, REDHILL, SURREY, RH1 1JQ**

**£227,500  
LEASEHOLD**

One bedroom, ground floor apartment in one of the most convenient locations possible for Redhill town and station.

If you commute to work, and wish for easy access to the shops and entertainment available in the town centre, then this ground floor apartment, complete with allocated parking is a perfect fit.

The property has a secure communal hallway, with a telephone entry system. Through the private door there is an entrance hall with built in storage, a fitted kitchen with a window to the rear, separate lounge/dining room, double bedroom with fitted wardrobes and a bathroom.

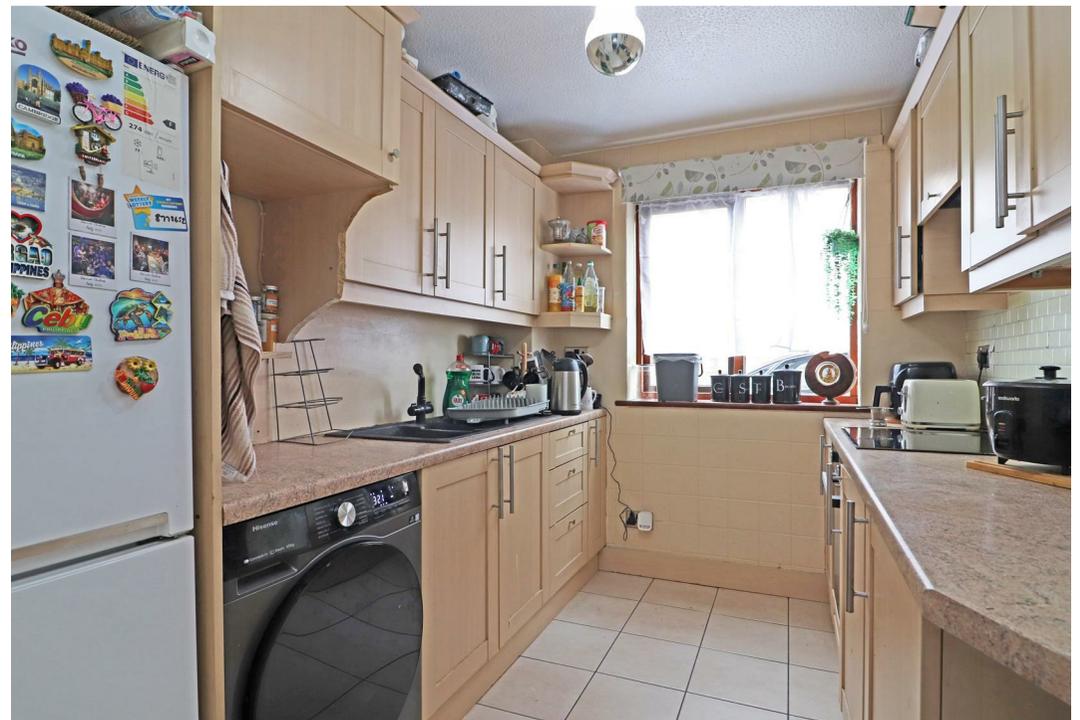
To the rear there is a residents car park, where you have an allocated parking space. In addition, this well run building, constructed by local builders Hystar, has very reasonable outgoings (£800 per year plus £200 ground rent) and also the benefit of a 149 year lease.

Redhill Memorial Park is right next door to the property, where you will find a cafe and tennis courts, as well as attractive green space.

Mainline train services are only moments away, offering direct trains to central London in as little as 29 minutes, with additional links to Gatwick, Reading, Guildford and Tonbridge.

The town centre itself now offers a great range of high street shops, as well as a shopping centre, multi screen cinema and leisure complex, weekly local market and some excellent restaurants.

- IDEAL FIRST PURCHASE
- DOUBLE BEDROOM
- LOW SERVICE CHARGE
- EASY STATION ACCESS
- COUNCIL TAX BAND: B
- GROUND FLOOR APARTMENT
- SEPARATE KITCHEN
- ALLOCATED PARKING
- NEXT TO REDHILL PARK
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

8'1 x 6'4 (2.46m x 1.93m)

**LOUNGE**

13'10 x 12'7 (4.22m x 3.84m)

**KITCHEN**

9'6 x 7'6 (2.90m x 2.29m)

**DOUBLE BEDROOM**

11'0 x 9'10 (3.35m x 3.00m)

**BATHROOM**

6'11 x 6'3 (2.11m x 1.91m)

**ELECTRIC HEATING**

**WOOD AND SECONDARY GLAZED WINDOWS**

**ALLOCATED PARKING**

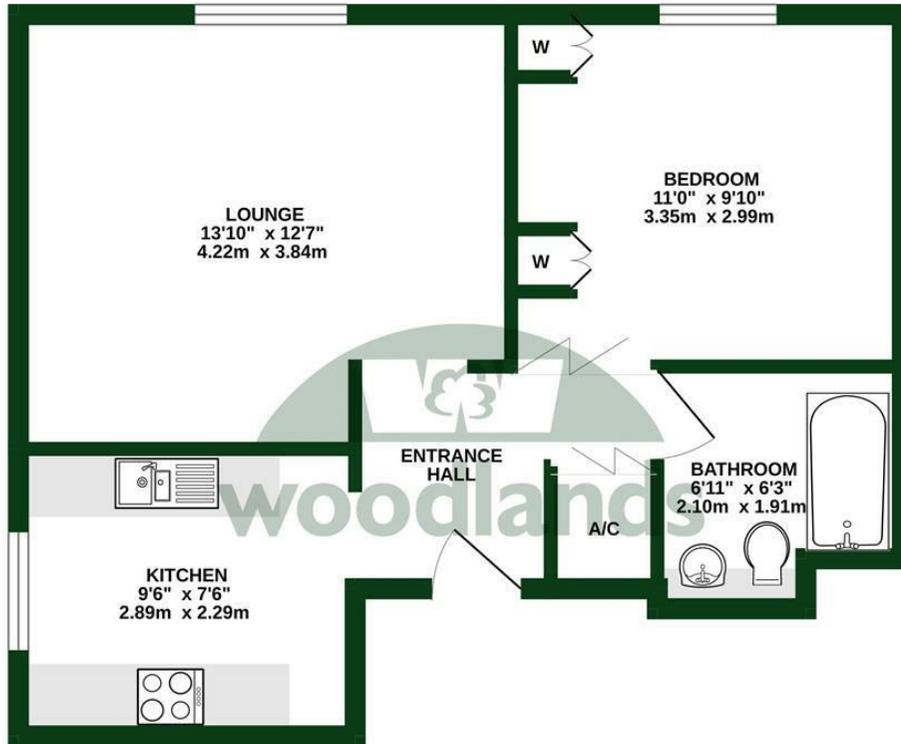
**YEARS REMAINING ON LEASE: 149**

**GROUND RENT: £200 PER ANNUM**

**SERVICE CHARGES: £800 PER ANNUM**



**GROUND FLOOR**  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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