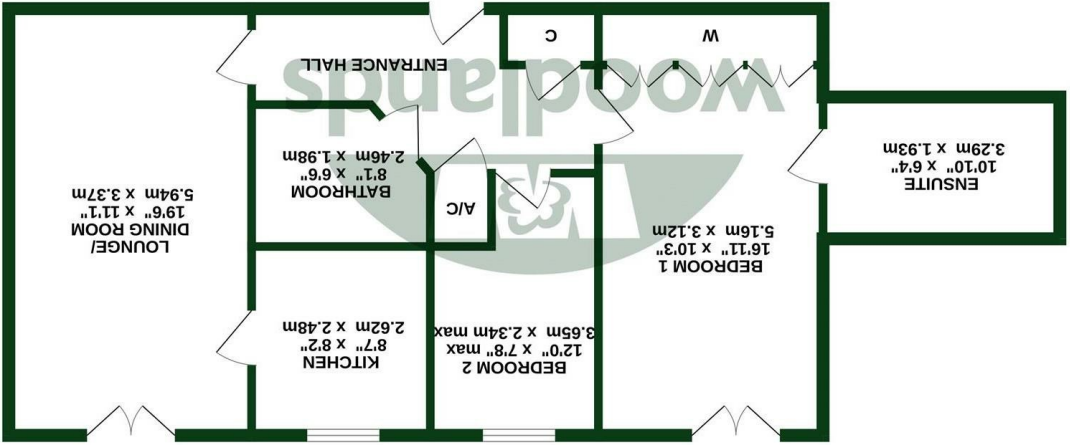
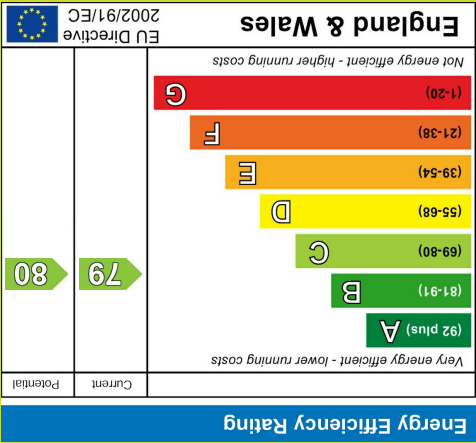




SECOND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.

Woodlands 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 or omission or misstatement. This plan is for reference purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.



To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

34 Holmesdale Manor, 89 Ladbroke Road, Redhill, Surrey, RH1 1NX  
£325,000  
Leasehold

\*\*\* FOR RESIDENTS OVER 55 YEARS OLD \*\*\*  
\*\*\* SPACIOUS SECOND FLOOR APARTMENT WITH GREAT VIEWS \*\*\*

Situated conveniently for Redhill's bustling town centre, Holmesdale Manor, is an extremely popular choice for people looking to downsize, due to the location and generous room sizes.

You have a spacious entrance hall with ample storage, a lounge/dining room with a Juliet balcony affording westerly views, a separate fitted kitchen, two double bedrooms, a main bathroom as well as a large 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. There is a guest suite with a charge of £30 per night single occupancy and £40 per night double occupancy.

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.

- SPACIOUS APARTMENT
  - LOUNGE/DINING ROOM
  - TWO BEDROOMS
  - LOVELY GARDENS
  - COUNCIL TAX BAND: D
- RESIDENTS OVER 55
  - KITCHEN
  - GREAT VIEWS
  - COMMUNAL FACILITIES
  - EPC RATING: C



**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
16'2 x 7'2(max) 3'9(min) (4.93m x 2.18m(max) 1.14m(min))

**LOUNGE/DINING ROOM**  
19'6 x 11'1 (5.94m x 3.38m)

**KITCHEN**  
8'7 x 8'2 (2.62m x 2.49m)

**BEDROOM ONE**  
16'11 x 10'3 (5.16m x 3.12m)

**ENSUITE SHOWER ROOM**  
10'10 x 6'4 (3.30m x 1.93m)

**BEDROOM TWO**  
12'0 x 7'8 (3.66m x 2.34m)

**BATHROOM**  
8'1 x 6'6 (2.46m x 1.98m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**RESIDENT & VISITOR PARKING SPACES**

**YEARS REMAINING ON THE LEASE: 979**

**GROUND RENT: £406 per annum**

**SERVICE CHARGES: £4,295.64 per annum**

