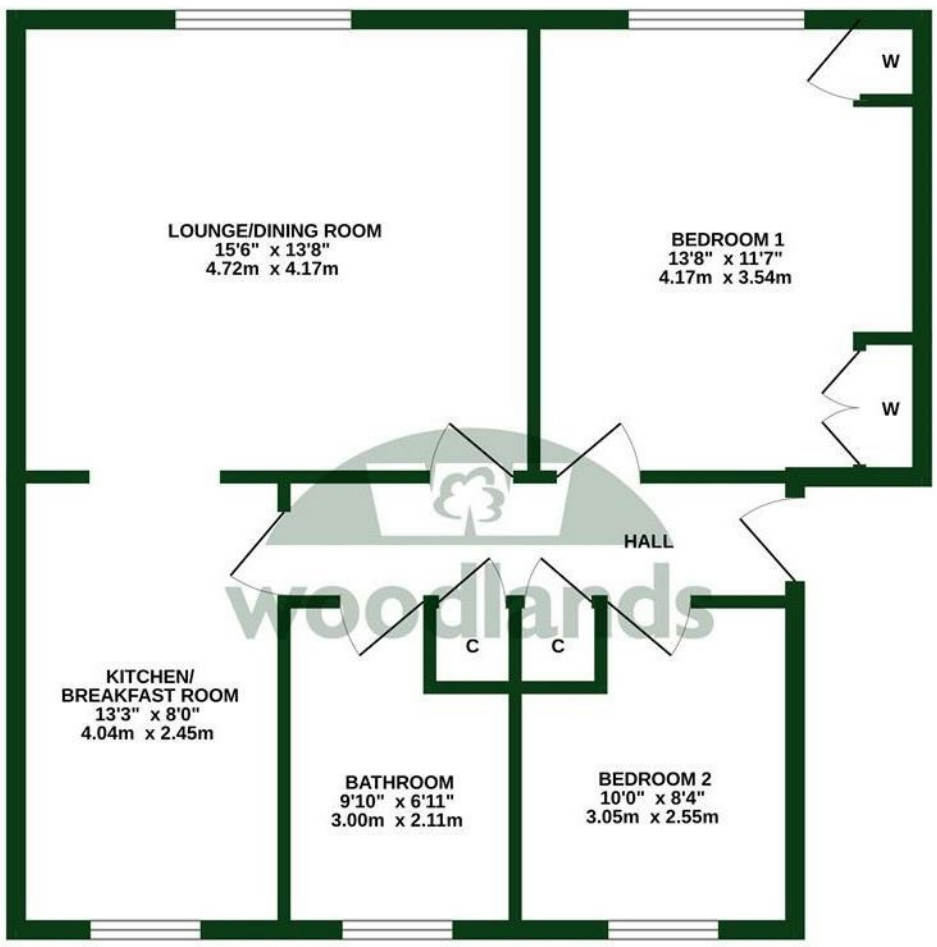
TOP FLOOR
688 sq.ft. (63.9 sq.m.) approx.




TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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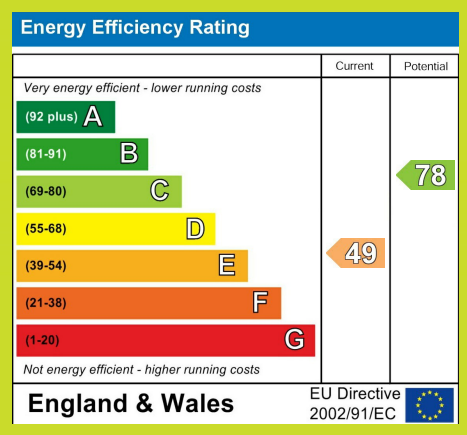


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These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

**36 Ridgeway Court Ridgeway Road, Redhill, Surrey, RH1 6PG**
**£239,950**
**Leasehold**

Located in an elevated position with great views, this larger than average top floor apartment is offered with a long lease no onward chain as well as ample communal parking.

Through the front door you have a long hallway with built in storage. There is a large lounge/dining room with a double glazed window to the front and a wide doorway to a kitchen/breakfast room that has a double glazed window to the rear with views across to Redstone Hill. There are two double bedrooms, the largest of which being a very generous double room, and there is a bathroom which has a white suite.

Outside there is ample communal parking both in front and to the rear of the building, in addition to numerous green spaces. At the end of Ridgeway Road you will find Redhill Common, which is a lovely public space consisting of woodland and offers some outstanding views across Surrey.

Redhill town centre can be found only half a mile away, and offers a wide range of shops and amenities including superb rail links to London, Gatwick, Guildford, Reading and the south coast. Redhill also has a superb multi screen cinema and leisure complex, which has bowling alleys, a rock climbing wall, an arcade and pool tables. There is also a weekly local market, some great restaurants, a 24 hour gym and shopping centre.

- **TOP FLOOR FLAT**
- **LARGE LOUNGE/DINING ROOM**
- **BATHROOM**
- **SHOPS NEARBY**
- **COUNCIL TAX BAND: C**
- **TWO DOUBLE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **AMPLE PARKING**
- **HALF A MILE TO TOWN**
- **EPC RATING: E**

**ROOM DIMENSIONS:**

**ENTRANCE HALL**
14'11 x 3'0 (4.55m x 0.91m)

**LOUNGE/DINING ROOM**
15'6 x 13'8 (4.72m x 4.17m)

**KITCHEN/BREAKFAST ROOM**
13'3 x 8'0 (4.04m x 2.44m)

**BEDROOM ONE**
13'8 x 11'7 (4.17m x 3.53m)

**BEDROOM TWO**
10'0 x 8'4 (3.05m x 2.54m)

**BATHROOM**
9'10 x 6'4 (3.00m x 1.93m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL PARKING**

**COMMUNAL GARDENS**

**YEARS REMAINING ON LEASE: 130**

**GROUND RENT: £100 PER ANNUM**

**SERVICE CHARGE: £1,570 PER ANNUM**