



Ringwood Lodge London Road, Redhill RH1 2DU

welcome to

Ringwood Lodge London Road, Redhill

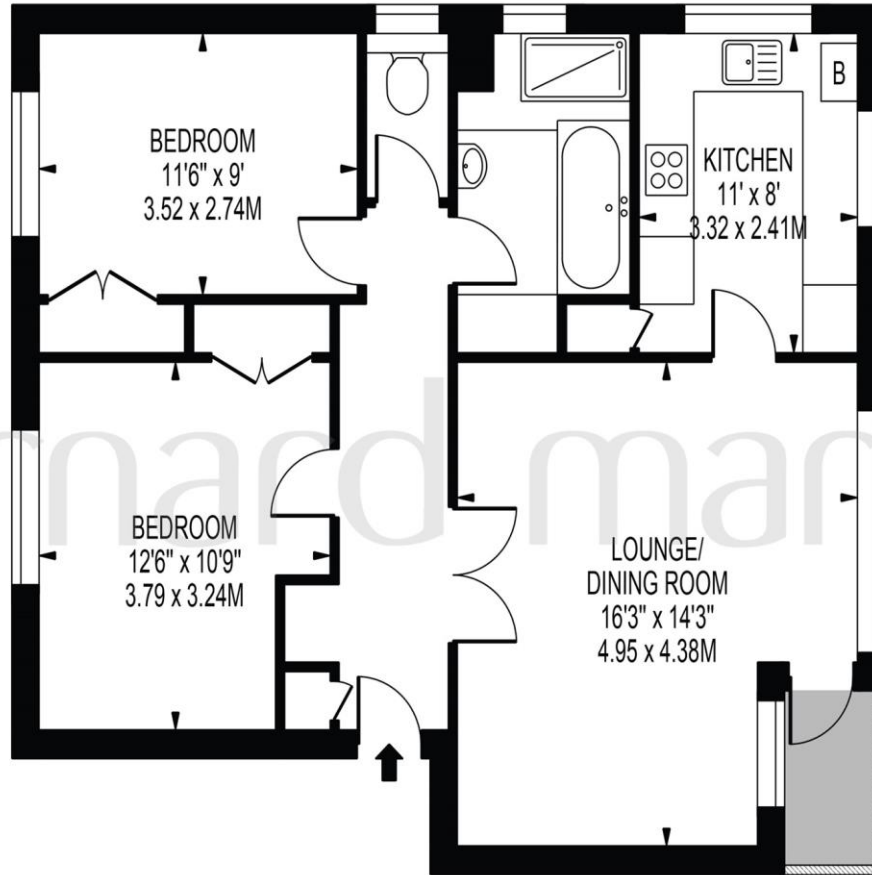
This purpose-built apartment has many additional features that you find beneficial.

The lease is over 900yrs long, so you will never have a costly lease extension to worry about. Perfect for buy to let and commuting families. With parking and a garage, you have loads pf space to store your cars and bikes. The bedrooms are well proportioned, and your bathroom has a choice of bath and separate shower. The kitchen is large, and the lounge dining room opens to a balcony.



RINGWOOD LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 729 SQ FT - 67.69 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Two double bedroom First Floor apartment
- Concrete floor construction with excellent heat and sound insulation.
- Garage + Allocated parking
- Balcony + Communal gardens
- Close to Redhill town station and shops (10/15 minutes' walk)

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1320.00

Ground Rent: 12.46

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price £275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103644



Property Ref:
RDH103644 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



barnardmarcus.co.uk