



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

**£325,000
LEASEHOLD**

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

***** SPACIOUS SECOND FLOOR APARTMENT WITH EXCELLENT
COMMUNAL FACILITIES *****

Situated conveniently for Redhill's bustling town centre, this well run development is an extremely popular choice for people looking to downsize and plan for the future.

Accommodation comprises a spacious entrance hall with ample storage, a lounge/dining room with a Juliet balcony, 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.

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.

- **SECOND FLOOR APARTMENT**
- **LOUNGE/DINING ROOM**
- **JULIET BALCONIES**
- **COMMUNAL FACILITIES**
- **COUNCIL TAX BAND: D**
- **DEVELOPMENT FOR OVER 55S**
- **TWO BEDROOMS**
- **LOVELY GARDENS**
- **CLOSE TO TOWN**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

15'11 x 7'3(max) (4.85m x 2.21m(max))

LOUNGE/DINING ROOM

19'6 x 11'3 (5.94m x 3.43m)

KITCHEN

8'7 x 8'1 (2.62m x 2.46m)

BEDROOM ONE

17'0 x 10'7 (5.18m x 3.23m)

ENSUITE SHOWER ROOM

9'7 x 8'4 (2.92m x 2.54m)

BEDROOM TWO

12'0 x 7'6 (3.66m x 2.29m)

BATHROOM

8'0 x 6'5 (2.44m x 1.96m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

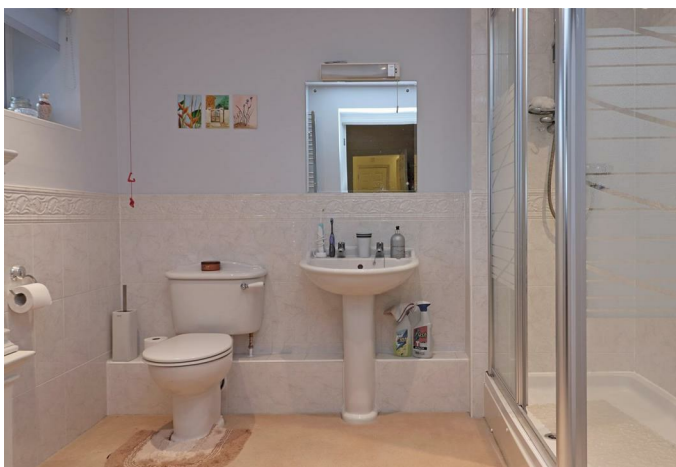
COMMUNAL GARDENS

COMMUNAL PARKING

YEARS REMAINING ON THE LEASE: 980

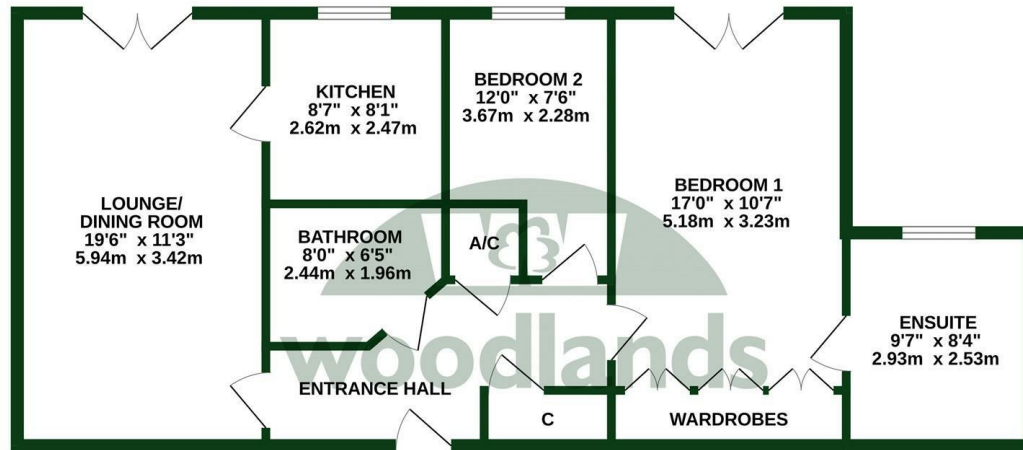
GROUND RENT: £340 PER ANNUM

SERVICE CHARGES: £4,295 PER ANNUM





SECOND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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	79	80
(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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