



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

**£325,000
LEASEHOLD**

***** GENEROUSLY PROPORTIONED SECOND FLOOR APARTMENT CLOSE
TO REDHILL TOWN CENTRE *** DEVELOPMENT FOR OVER 55 YEAR
OLDS *****

Holmesdale Manor is very popular and well maintained development situated within easy reach of Redhill town centre, designed for residents over the age of 55 years old, with excellent communal facilities.

The apartment is on the top floor of the building, which has lift facilities. There is a large entrance hall with built in storage. You have a lounge/dining room with a bay recess, and a door opening to the separate fitted kitchen. There is a main bathroom, two double bedrooms, the larger benefits from an en-suite shower room, and built in wardrobes.

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, M&S with food hall and Café within 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
- LIFT ACCESS
- SEPARATE KITCHEN
- RESIDENTS LOUNGE
- COUNCIL TAX BAND: D
- SPACIOUS APARTMENT
- LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- FOR RESIDENTS OVER 55 YEARS
- EPC RATING: B





**ROOM DIMENSIONS:
COMMUNAL ENTRANCE**

**LIFT TO:
SECOND FLOOR**

**FRONT DOOR TO:
ENTRANCE HALL**

**LOUNGE/DINING ROOM
11'8" x 22'07" (3.56m x 6.88m)**

**KITCHEN
8'02" x 8'08" (2.49m x 2.64m)**

**BEDROOM ONE
10'10" x 17'0" (3.30m x 5.18m)**

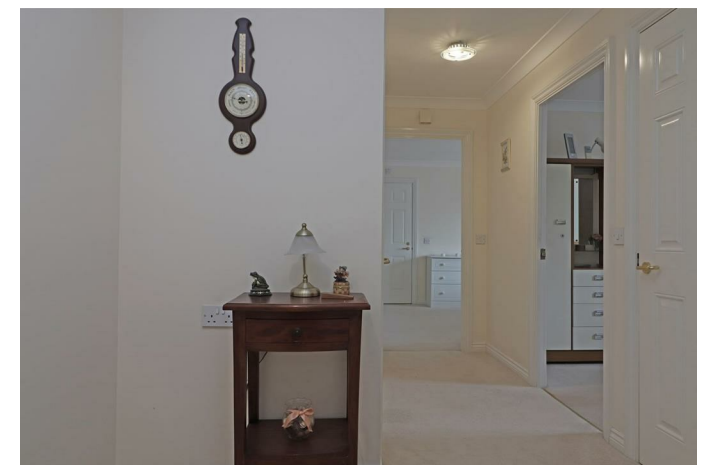
**EN-SUITE
5'04" x 9'0" (1.63m x 2.74m)**

**BEDROOM TWO
10'1" x 11'11" (3.07m x 3.63m)**

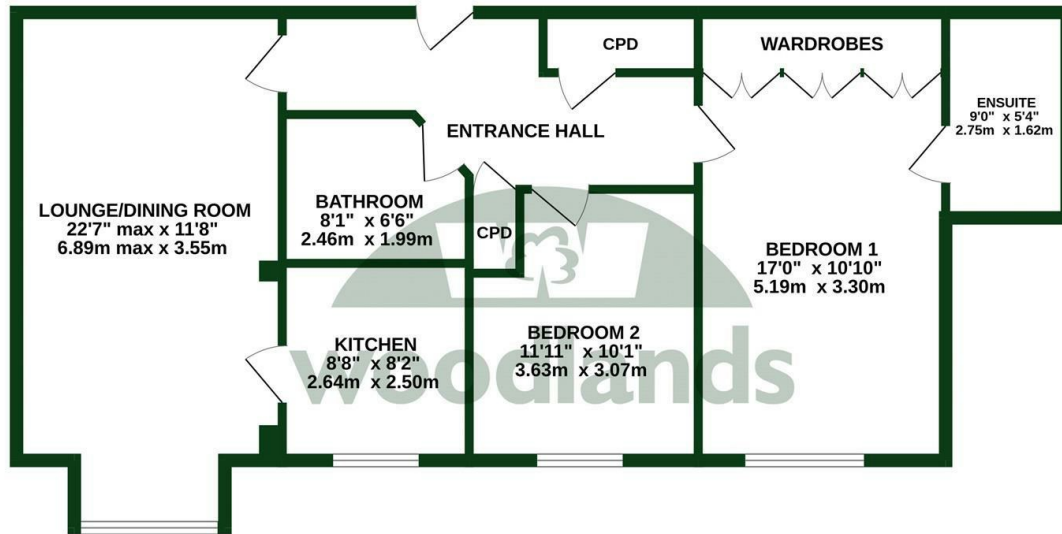
**BATHROOM
8'01" x 6'06" (2.46m x 1.98m)**

**OUTSIDE
RESIDENTS & VISITOR PARKING**

**OUTGOINGS
LEASE LENGTH: 980 YEARS
SERVICE CHARGE: £4,295 PER ANNUM
GROUND RENT: £340 PER ANNUM
NO ONWARD CHAIN**



SECOND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 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	83	83
(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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