



25 LADBROKE COURT, 122 LADBROKE ROAD, REDHILL, SURREY, RH1 1JX

**£215,000
LEASEHOLD**

*** GROUND FLOOR PURPOSE BUILT APARTMENT WITH PRIVATE PATIO ***

Situated in the ever popular Ladbroke Court development, this ground floor purpose built apartment is ideally situated for easy access to Redhill town centre and railway station, making it ideal for commuters or those wishing to make use of the town's leisure facilities including The Light Cinema and Entertainment Complex.

The apartment has a practical layout with the living accommodation and bedroom separated by the hallway. The spacious lounge/diner has double glazed doors out to the south facing patio and an open arch to the fitted kitchen with a full range of storage cupboards, integrated cooker and plumbing for a washing machine, making this a social open plan living space.

At the other end of the hallway, the double bedroom has a double glazed window and built in wardrobe and airing cupboard providing plenty of storage space. The bathroom has a fitted white suite with a shower over the bath and a heated towel rail. There is a further storage cupboard in the hallway.

The property is gas heated to radiators throughout, has double glazed windows, a lengthy lease term and is available with no onward chain, making this an ideal property for either first time buyers or rental investors.

Viewings are available upon request, please contact the Woodlands office.

- **GROUND FLOOR APARTMENT**
- **DOUBLE BEDROOM**
- **ALLOCATED PARKING**
- **GAS HEATING**
- **COUNCIL TAX BAND: C**
- **PRIVATE PATIO**
- **DOUBLE GLAZED WINDOWS**
- **CLOSE TO TOWN & STATION**
- **NO ONWARD CHAIN**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

11'5 x 11'3 (3.48m x 3.43m)

PRIVATE PATIO

KITCHEN

8'0 x 5'2 (2.44m x 1.57m)

DOUBLE BEDROOM

11'5 x 10'8 (3.48m x 3.25m)

BATHROOM

8'0(max) x 5.7(max) (2.44m(max) x 1.52m.2.13m(max))

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

ALLOCATED PARKING FOR ONE CAR

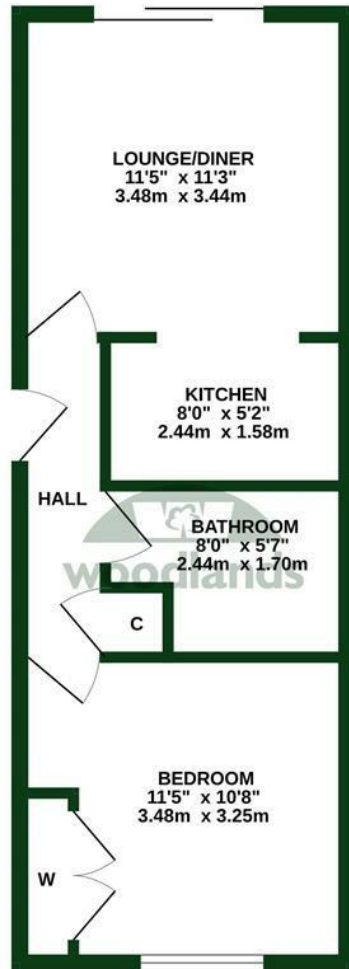
YEARS REMAINING ON LEASE: 156

GROUND RENT: £100 PER ANNUM

SERVICE CHARGES: £1,600 PER ANNUM



GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 377 sq.ft. (35.1 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	78	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	

To view this property please call 01737 771777

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