





**FLAT 1, 49 LADBROKE ROAD, REDHILL, SURREY, RH1 1JU**

**£240,000  
LEASEHOLD**

**\*\*\* SPACIOUS ONE BEDROOM SPLIT LEVEL CONVERSION APARTMENT EXCEPTIONALLY CONVENIENT FOR REDHILL TOWN AND STATION \*\*\***

This large split level property was converted into flats in 2019 and forms part of a handsome Victorian house located on the fringe of Redhill's bustling town centre.

Through the front door you have a split level entrance hall with stairs to a split level landing that has a Velux window. To the rear there is a kitchen/breakfast room with a double glazed window to the side, you have a stylish bathroom with a double glazed window to the side. On the upper level there is a double bedroom which is dual aspect and has built in storage in the eaves as well as a feature cast iron fireplace. At the front of the property there is a dual aspect living room that has a double glazed window to the side, a Velux to the front and another feature fireplace.

The property comes with 119 years remaining on the lease.

Redhill town centre is right on your doorstep and offers a wide range of shops and amenities, including a new multi screen cinema complex. In addition you have the benefit of fast and frequent rail links to London, Gatwick, Reading and Guildford.

- SPLIT LEVEL APARTMENT
- LOUNGE
- DOUBLE BEDROOM
- LARGE LANDING
- COUNCIL TAX BAND: B
- 119 YEAR LEASE
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- CLOSE TO STATION
- EPC RATING: E





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

12'10 x 6'4 (3.91m x 1.93m)

**KITCHEN/BREAKFAST ROOM**

10'6 x 10'3 (3.20m x 3.12m)

**BATHROOM**

7'3 x 5'7 (2.21m x 1.70m)

**LANDING**

**LOUNGE**

19'7(max) x 9'1 (5.97m(max) x 2.77m)

**DOUBLE BEDROOM**

12'8 x 12'7(max) (3.86m x 3.84m(max))

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**YEARS REMAINING ON LEASE: 119**

**GROUND RENT: £225 PER ANNUM**

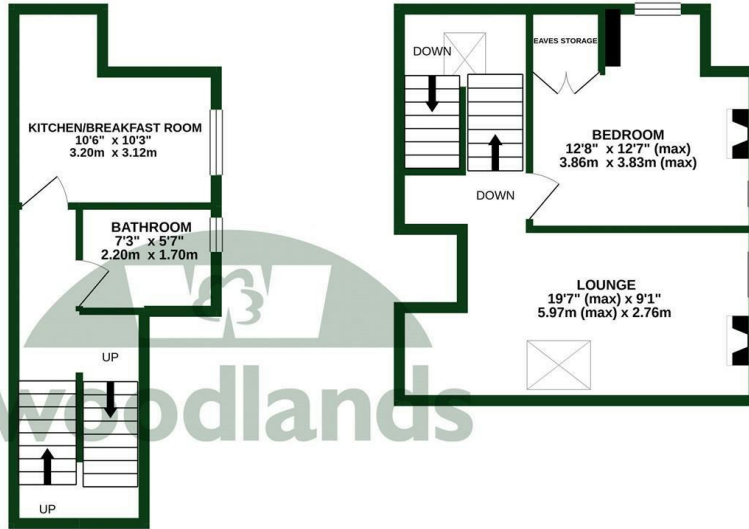
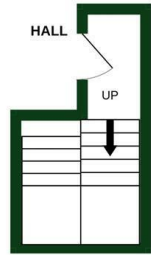
**SERVICE CHARGES: £625 PER ANNUM**



ENTRANCE  
69 sq.ft. (6.4 sq.m.) approx.

1ST FLOOR  
235 sq.ft. (21.8 sq.m.) approx.

2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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