





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

**£230,000  
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.

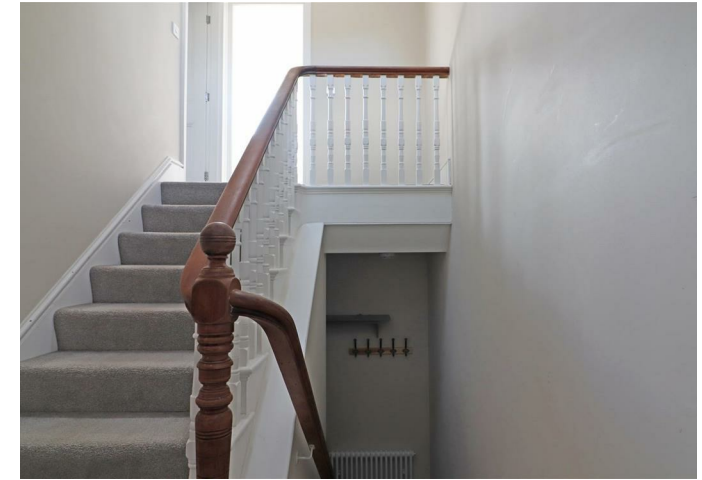
Through the front door you have a split level entrance hall with stairs to a split level landing that has a Velux window. To the rear there is a kitchen/breakfast room with a double glazed window to the side, you have a stylish bathroom with a double glazed window to the side. On the upper level there 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**



