





**FLAT 2 49 LADBROKE ROAD, REDHILL, SURREY, RH1 1JU**  
**GUIDE PRICE £350,000**  
**LEASEHOLD**

**\*\*\* STYLISH FIRST FLOOR APARTMENT, IN A SUPERBLY CENTRAL LOCATION, WITH OFF ROAD PARKING \*\*\***

This well proportioned, two bedroom property, forms part of an attractive period building, and is situated just off Redhill's bustling town centre, within 2 minutes of Redhill train station.

The property shares a communal door with only one other apartment, out of the four within the building. Through the private door there is a split level landing, to the front you have a bright, open plan space, with high ceilings, that consists of a lounge/dining area, and a contemporary kitchen. There is a double bedroom off the upper part of the landing also, then to the rear you have a well appointed bathroom and a lovely double bedroom, with windows to the rear.

Outside, you have an off road parking space to the front, and a side access leads down to a communal garden.

Within Redhill town centre there is a wealth of shops, including a shopping centre. You also have a newly opened multi screen cinema complex, that features bowling, axe throwing and other leisure activities. There is a regular, local market that takes place within the town centre.

Redhill train station offers extensive services into central London, as well as links to Guildford, Gatwick, Reading, Tonbridge and the south coast.

- |                       |                       |
|-----------------------|-----------------------|
| ■ CHARACTER PROPERTY  | ■ CENTRAL LOCATION    |
| ■ OPEN PLAN LIVING    | ■ CONTEMPORARY FINISH |
| ■ TWO DOUBLE BEDROOMS | ■ HIGH CEILINGS       |
| ■ OFF ROAD PARKING    | ■ COMMUNAL GARDEN     |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: D       |





### ROOM DIMENSIONS:

#### ENTRANCE HALL

#### LOUNGE/DINER/KITCHEN

19'9 x 13'4 (6.02m x 4.06m)

#### BEDROOM ONE

11'10 x 10'6 (3.61m x 3.20m)

#### BEDROOM TWO

12'8 x 9'4 (3.86m x 2.84m)

#### BATHROOM

6'6 x 6'6 (1.98m x 1.98m)

#### GAS CENTRAL HEATING

#### DOUBLE GLAZED WINDOWS

#### OFF ROAD PARKING FOR ONE CAR

#### YEARS REMAINING ON LEASE: 119

#### GROUND RENT: £250 PER ANNUM

#### SERVICE CHARGES: £625 PER ANNUM





FIRST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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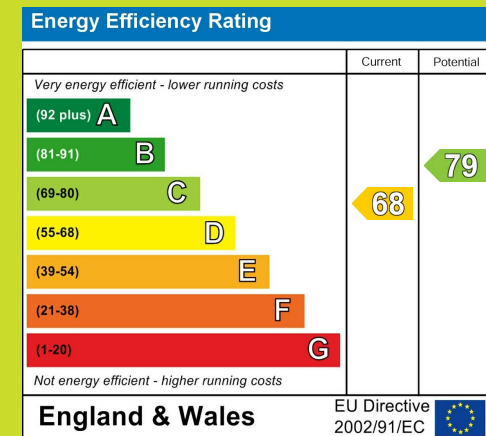


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