



**91 RYDONS WAY, REDHILL, SURREY, RH1 6ES**

**£290,000  
LEASEHOLD**

**\*\*\* STUNNING TWO DOUBLE BEDROOM APARTMENT, WITH A WEST FACING BALCONY \*\*\***

Conveniently located for local shops and both Earlswood and Redhill train stations, this bright and airy, first floor apartment has been updated by the current owner with a stylish and contemporary finish.

Through the front door there is a generous hallway, with a window to the rear, an airing cupboard with a modern boiler replaced in 2022 and built in storage. There is a light, dual aspect living space, which comprises a modern kitchen, and both seating and dining spaces. Off the hall, there is a well appointed family bathroom, and two double bedrooms. The principal bedroom benefits from a recently renovated en-suite shower room, French doors to a balcony and a sizeable recess, ideal for wardrobes or a study area.

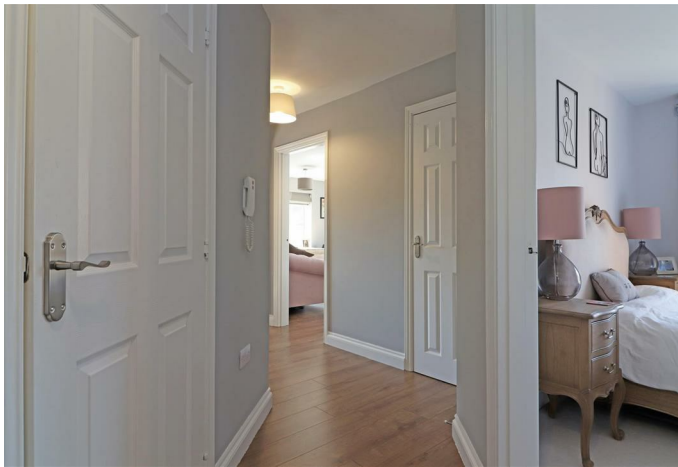
Outside you have allocated parking, as well as visitor spaces. There are a number of green areas, as well as children's play areas centrally within Birchwood Place.

Just beyond the entrance to the development you will find the superb local store that is Holborns, a 50 year old family business that is extremely well stocked. There are also a couple of pubs within walking distance, and Earlswood train station, which offers direct trains to London, is a mere half a mile away.

In addition, the bustling town centre of Redhill is only half a mile to the north, and offers a wide range of amenities, including a shopping centre, 24 hour gym, multi screen cinema complex, and even more transport links.

- **FIRST FLOOR APARTMENT**
- **OPEN LIVING SPACE**
- **TWO DOUBLE BEDROOMS**
- **EXCELLENT CONDITION**
- **COUNCIL TAX BAND: D**
- **BRIGHT AND AIRY**
- **BALCONY**
- **BATHROOM AND ENSUITE**
- **ALLOCATED PARKING**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

21'0 x 3'8 (6.40m x 1.12m)

**LOUNGE/DINING/KITCHEN**

20'6 x 12'3 (6.25m x 3.73m)

**BEDROOM ONE**

13'1 x 9'5 (3.99m x 2.87m)

**ENSUITE SHOWER ROOM**

9'0 x 5'10 (2.74m x 1.78m)

**BALCONY**

**BEDROOM TWO**

10'4 x 9'8 (3.15m x 2.95m)

**BATHROOM**

7'2 x 5'8 (2.18m x 1.73m)

**ELECTRIC HEATING**

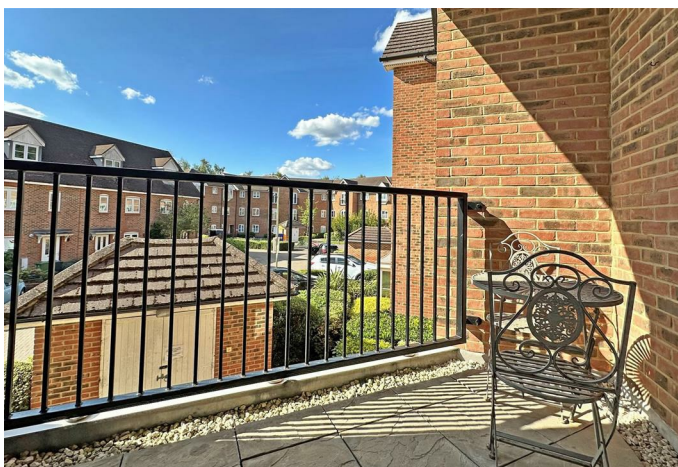
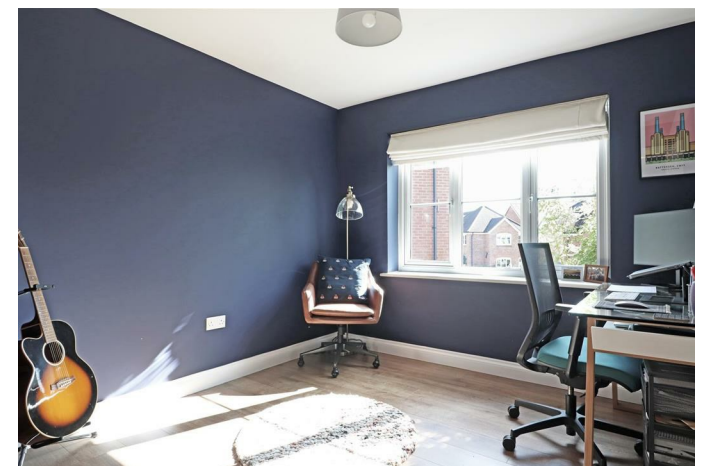
**DOUBLE GLAZED WINDOWS**

**ALLOCATED PARKING FOR ONE CAR**

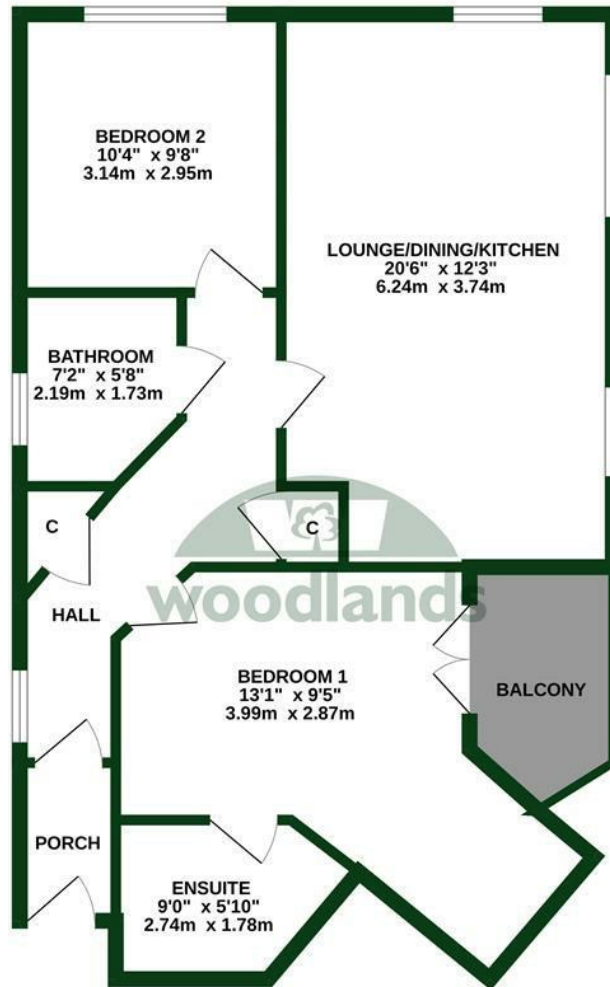
**YEARS REMAINING ON LEASE: 130**

**GROUND RENT: £169.50 PER ANNUM**

**SERVICE CHARGES: £3,002.18 PER ANNUM**



FIRST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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