

34 Holmesdale Manor, 89 Ladbroke Road, Redhill, Surrey, RH1 1NX
£325,000
Leasehold

*** FOR RESIDENTS OVER 55 YEARS OLD ***
*** SPACIOUS SECOND FLOOR APARTMENT WITH GREAT VIEWS ***

Situated conveniently for Redhill's bustling town centre, Holmesdale Manor, is an extremely popular choice for people looking to downsize, due to the location and generous room sizes.

You have a spacious entrance hall with ample storage, a lounge/dining room with a Juliet balcony affording westerly views, a separate fitted kitchen, two double bedrooms, a main bathroom as well as a large en-suite shower room.

Communal facilities of Holmesdale Manor include a residents lounge which always has activities going on, some wonderfully well kept gardens, ample resident and visitor parking and a warden on site. There is a guest suite with a charge of £30 per night single occupancy and £40 per night double occupancy.

Redhill town centre offers a great range of shops and amenities, including a Sainsburys superstore, the Belfry shopping centre, a new multi screen cinema with leisure activities. In addition you have excellent transport links, including train services to central London.

- SPACIOUS APARTMENT
 - LOUNGE/DINING ROOM
 - TWO BEDROOMS
 - LOVELY GARDENS
 - COUNCIL TAX BAND: D
- RESIDENTS OVER 55
 - KITCHEN
 - GREAT VIEWS
 - COMMUNAL FACILITIES
 - EPC RATING: C



ROOM DIMENSIONS:

ENTRANCE HALL
16'2 x 7'2(max) 3'9(min) (4.93m x 2.18m(max) 1.14m(min))

LOUNGE/DINING ROOM
19'6 x 11'1 (5.94m x 3.38m)

KITCHEN
8'7 x 8'2 (2.62m x 2.49m)

BEDROOM ONE
16'11 x 10'3 (5.16m x 3.12m)

ENSUITE SHOWER ROOM
10'10 x 6'4 (3.30m x 1.93m)

BEDROOM TWO
12'0 x 7'8 (3.66m x 2.34m)

BATHROOM
8'1 x 6'6 (2.46m x 1.98m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

RESIDENT & VISITOR PARKING SPACES

YEARS REMAINING ON THE LEASE: 979

GROUND RENT: £406 per annum

SERVICE CHARGES: £4,295.64 per annum

