



**23 HOLMESDALE MANOR 89 LADBROKE ROAD, REDHILL,
SURREY, RH1 1NX**

**£315,000
LEASEHOLD**

***** FOR RESIDENTS OVER 55 YEARS OLD *****

***** SPACIOUS FIRST FLOOR APARTMENT WITH EXCELLENT
COMMUNAL FACILITIES AND A JULIET BALCONY *****

Situated conveniently for Redhill's bustling town centre, Holmesdale Manor is a highly popular development, which is well run and has great communal facilities.

This particular apartment is on the first floor, it has a spacious entrance hall with ample storage, a lounge/dining room with a Juliet balcony, and a separate fitted kitchen. There are two double bedrooms, a main bathroom as well as an 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.

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.

- | | |
|-------------------------------|------------------------|
| ■ POPULAR DEVELOPMENT | ■ CLOSE TO TOWN |
| ■ SPACIOUS LOUNGE/DINING ROOM | ■ SEPARATE KITCHEN |
| ■ TWO BEDROOMS | ■ BATHROOM AND ENSUITE |
| ■ SUPERB GARDENS | ■ GATED |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

17'6 x 7'2 (5.33m x 2.18m)

LOUNGE/DINING ROOM

19'6 x 10'11 (5.94m x 3.33m)

KITCHEN

8'6 x 8'1 (2.59m x 2.46m)

BEDROOM ONE

17'0 x 9'11 (5.18m x 3.02m)

ENSUITE SHOWER ROOM

9'7 x 5'9 (2.92m x 1.75m)

BEDROOM TWO

12'0 x 9'1 (3.66m x 2.77m)

BATHROOM

8'0 x 6'4 (2.44m x 1.93m)

GAS CENTRAL HEATING

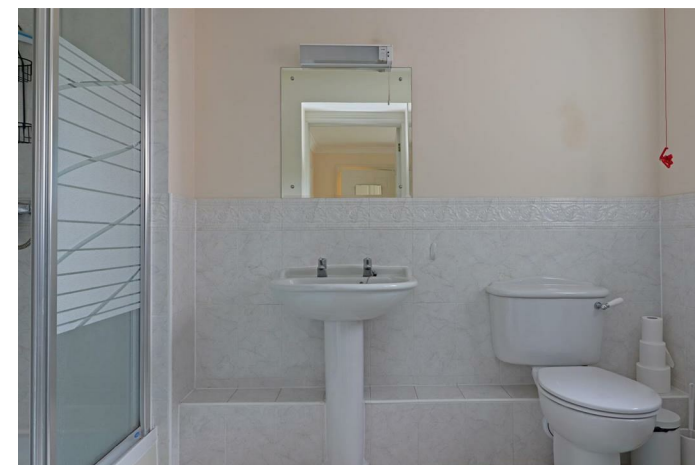
DOUBLE GLAZED WINDOWS

COMMUNAL FACILITIES

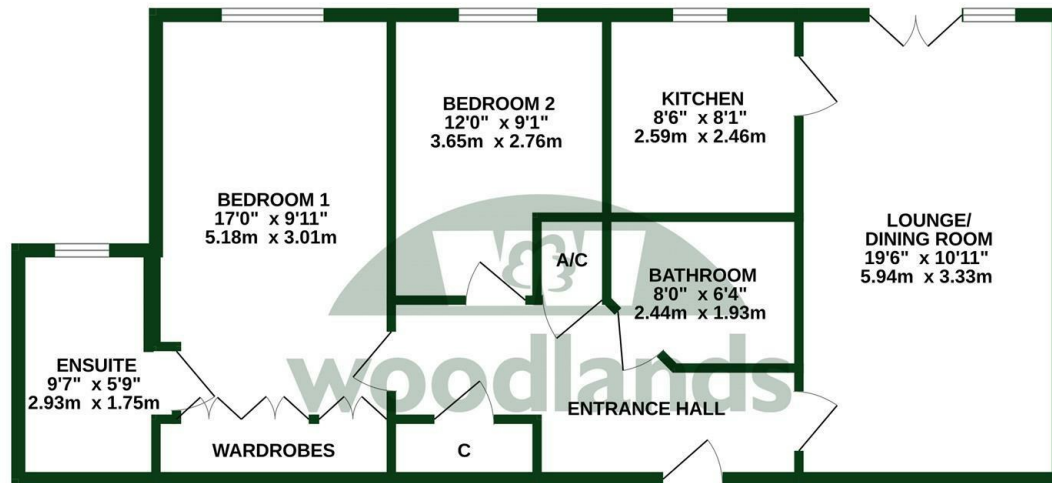
YEARS REMAINING ON LEASE: 979

GROUND RENT: £406 PER ANNUM

SERVICE CHARGES: £357.97 PER MONTH



FIRST FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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