





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

**£350,000  
LEASEHOLD**

**\*\*\* INCREDIBLY SPACIOUS SECOND FLOOR APARTMENT WITHIN A  
SOUGHT AFTER OVER 55'S DEVELOPMENT, CLOSE TO REDHILL TOWN  
\*\*\***

This superb apartment offers generous accommodation, and is located perfectly for the bustling town centre of Redhill, within a well managed development specifically for residents aged over 55 years old.

The apartment is situated on the second floor, and benefits from great westerly views. Through the front door you have a huge entrance hall with two large built in store cupboards. The 22ft open plan lounge/dining room offers plenty of space for furniture, has a feature fireplace, and to the rear is a large west facing window with a far reaching view towards Reigate Hill. Accessed from the lounge/diner is a separate fitted kitchen with numerous cupboards and integrated appliances.

The spacious principal bedroom has wall to wall fitted wardrobes, and an en-suite shower room. Bedroom two is another double room and you have a well appointed bathroom also accessed from the hallway.

Holmesdale Manor is a secure, gated development that can be found a mere 600 yards from the town centre, with a handy bus stop to the front, making the location ideal for the wide range of shops and amenities on offer. The development also benefits from a range of communal facilities, lift, including a residents lounge that overlooks the well kept gardens, resident and visitor parking, and an onsite house manager.

- |                                    |                            |
|------------------------------------|----------------------------|
| ■ EXCEPTIONALLY SPACIOUS APARTMENT | ■ FOR RESIDENTS OVER 55YRS |
| ■ LOUNGE/DINING ROOM               | ■ TWO DOUBLE BEDROOMS      |
| ■ BATHROOM AND ENSUITE             | ■ COMMUNAL FACILITIES      |
| ■ CLOSE TO TOWN                    | ■ NO CHAIN                 |
| ■ COUNCIL TAX BAND: D              | ■ EPC RATING: B            |





#### ROOM DIMENSIONS:

##### L-SHAPED ENTRANCE HALL

24'9 x 14'1 (7.54m x 4.29m)

##### LOUNGE/DINING ROOM

22'6 x 14'0 (6.86m x 4.27m)

##### KITCHEN

8'8 x 8'1 (2.64m x 2.46m)

##### BEDROOM ONE

17'0 x 16'0 (max) (5.18m x 4.88m (max))

##### ENSUITE SHOWER ROOM

9'3 x 6'4 (2.82m x 1.93m)

##### BEDROOM TWO

14'0 x 10'9 (4.27m x 3.28m)

##### BATHROOM

9'4 x 6'0 (2.84m x 1.83m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### RESIDENTS & VISITOR PARKING

##### COMMUNAL FACILITIES

##### YEARS REMAINING ON LEASE: 980

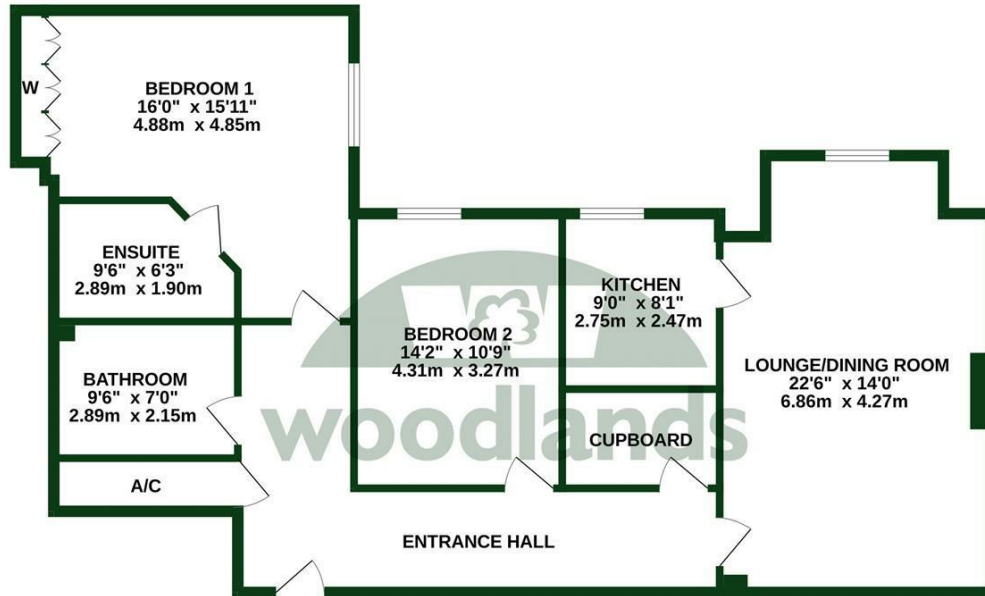
##### GROUND RENT: £304 PER ANNUM

##### SERVICE CHARGE: APPROX. £4,098.84 PER ANNUM





SECOND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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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