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**49 RINGWOOD AVENUE, REDHILL, SURREY, RH1 2DY**  
**£280,000**  
**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* IMMACULATE, 2 BEDROOM GROUND FLOOR PROPERTY, WITH DIRECT ACCESS TO GARDENS \*\*\***

Situated in a lovely, quiet street around a mile north of Redhill town centre, this superb apartment has been tastefully refurbished over the last few years.

There is a communal lobby that serves just two properties, beyond your front door there is a good size entrance hall with ample built in storage. To the front there is a bright double bedroom with two built in wardrobes, and a second bedroom that has a double glazed bay window. Off the hallway there is a well appointed modern shower room, and a stylish, fitted kitchen that has a large bay overlooking the garden. The living space is an open lounge/dining room with a window and double glazed door that opens onto the well kept gardens.

The property benefits from a long remaining lease term, with 938 years unexpired, as well as having a share of the freehold.

The gardens at the rear are very well kept, this property has a patio area directly by the rear door, and being in the corner of the development is surrounded by lawn and mature trees, making for some great outside space. In addition, the property has a single garage en-block, and there is ample, unrestricted parking on the street.

Nearby there are some handy local shops for all those everyday essentials, as well as some truly beautiful walks through historic woodland, and all the way up to Reigate hill.

Redhill town centre offers a wide range of shops and amenities, including direct rail links to central London in as little as 29 minutes, a weekly local market in the main square, a multi screen cinema complex, shopping centre and a number of bars and restaurants.

- **QUIET LOCATION**
- **LOUNGE/DINING ROOM**
- **TWO BEDROOMS**
- **NEW ELECTRIC HEATING**
- **COUNCIL TAX BAND: C**
- **LONG LEASE**
- **MODERN KITCHEN**
- **GARAGE**
- **GARDEN ACCESS**
- **EPC RATING: E**





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

13'3 x 5'1 (4.04m x 1.55m)

##### **LOUNGE/DINING ROOM**

14'10 x 10'0 (4.52m x 3.05m)

##### **KITCHEN**

9'5(max) x 8'5 (2.87m(max) x 2.57m)

##### **BEDROOM ONE**

13'4 x 10'0 (4.06m x 3.05m)

##### **BEDROOM TWO**

8'7 x 8'4 (2.62m x 2.54m)

##### **SHOWER ROOM**

7'8(max) x 5'3 (2.34m(max) x 1.60m)

##### **NEW ELECTRIC HEATING**

##### **DOUBLE GLAZED WINDOWS**

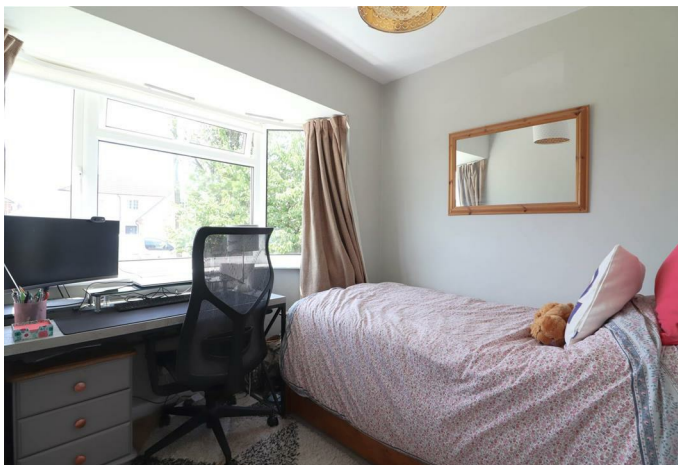
##### **ACCESS TO GARDEN**

##### **GARAGE EN BLOCK**

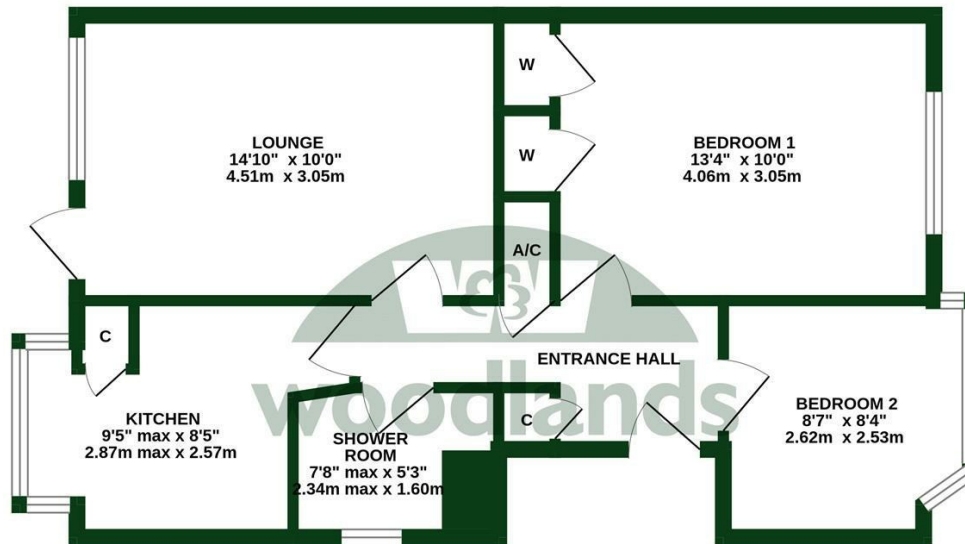
##### **SHARE OF FREEHOLD**

##### **YEARS REMAINING ON LEASE: 938**

##### **SERVICE CHARGES: £840 PER ANNUM**



**GROUND FLOOR**  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

To view this property please call 01737 771777

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