





**FLAT 1 50 WOODLANDS ROAD, REDHILL, RH1 6HA**

**OFFERS OVER £190,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* GROUND FLOOR CONVERSION APARTMENT WITH OFF ROAD PARKING AND A SHARE OF THE FREEHOLD \*\*\***

Situated on a popular street close to Redhill Common and Earlswood train station, this ground floor conversion is in a great location and benefits from being sold with no chain.

The building is an attractive period design with plenty of kerb appeal. Through the front door there is a spacious, open living area with a large bay window to the front and high ceilings. An inner hallway gives plenty of room for storage solutions or even a home office area. You have a separate fitted kitchen with a double glazed window to the side, a bathroom and one bedroom.

Boasting a new 999 year lease, as well as a share of the freehold, this property is well set up for minimum future fuss, and also has the benefit of a communal garden area at the rear and off road parking.

Nearby there are some handy local shops, including a convenience store with a post office within. There is a great local pub with a lovely garden, and a number of food outlets. Earlswood train station offers direct trains to central London and Gatwick, alternatively Redhill train station, which has a broad range of additional services, can be found only a mile to the north.

- |                              |                               |
|------------------------------|-------------------------------|
| ■ <b>SHARE OF FREEHOLD</b>   | ■ <b>COMMUNAL GARDEN</b>      |
| ■ <b>OFF ROAD PARKING</b>    | ■ <b>GROUND FLOOR</b>         |
| ■ <b>VICTORIAN BUILDING</b>  | ■ <b>14FT LOUNGE WITH BAY</b> |
| ■ <b>SEPARATE KITCHEN</b>    | ■ <b>NO CHAIN</b>             |
| ■ <b>COUNCIL TAX BAND: B</b> | ■ <b>EPC RATING: D</b>        |





#### **ROOM DIMENSIONS:**

#### **FRONT DOOR TO:**

#### **LOUNGE**

14'11" x 11'08" into bay (4.55m x 3.56m into bay)

#### **INNER HALL**

5'03" x 8'08" max (1.60m x 2.64m max)

#### **KITCHEN**

9'0" x 4'08" (2.74m x 1.42m)

#### **BEDROOM**

9'0" x 8'07" (2.74m x 2.62m)

#### **BATHROOM**

5'05" x 5'04" (1.65m x 1.63m)

#### **OUTSIDE**

#### **COMMUNAL GARDENS**

#### **OFF ROAD PARKING SPACE TO THE REAR**

#### **GAS FIRED CENTRAL HEATING**

#### **DOUBLE GLAZED WINDOWS**

#### **OUTGOINGS**

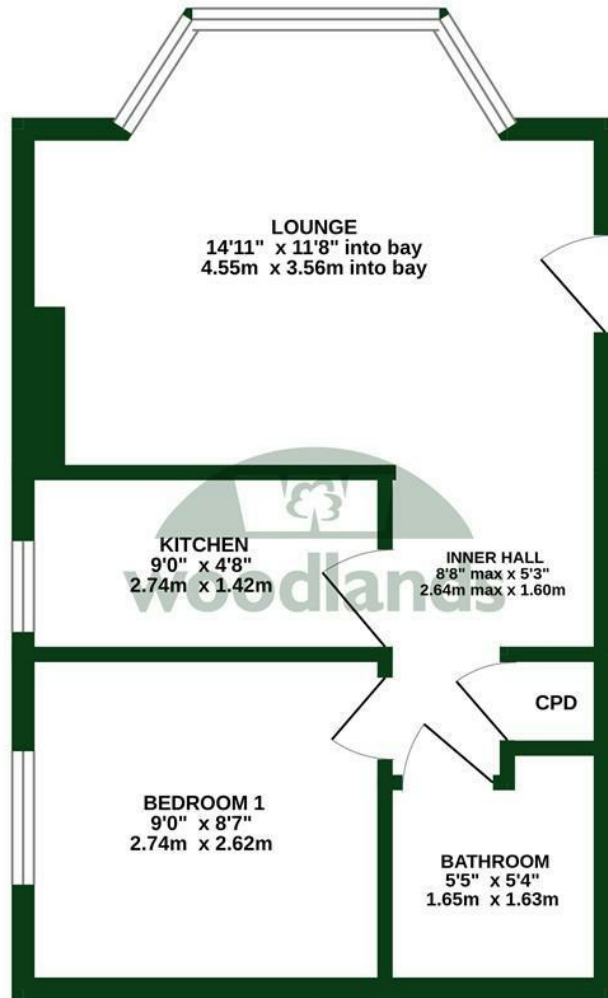
LEASE: 999 YEARS AS OF JULY 2024

SERVICE CHARGE: £1,440 PER ANNUM

GROUND RENT: N/A



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 350 sq.ft. (32.5 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                                   | 66                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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