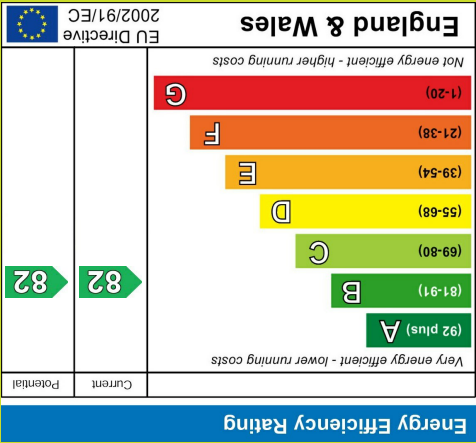


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Flat 19 Holmesdale Manor, 89 Ladbroke Road, Redhill, Surrey, RH1 1NX
£240,000
Leasehold

*** IMPRESSIVE ONE BEDROOM APARTMENT WITH LOVELY VIEWS, LOCATED IN THE SOUGHT AFTER HOLMESDALE MANOR DEVELOPMENT ***

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

Situated only a short walk from Redhill town centre, this larger than average, one bedroom apartment offers an excellent option for someone downsizing, and has the perks of some great communal facilities, including well maintained gardens.

Through the front door there is a spacious hallway with a large built in storage cupboard and a wall mounted entry phone. The living space is a bright, open plan arrangement, with a Juliet balcony that has a westerly outlook. There is a door to a separate fitted kitchen, which has built in appliances and a south facing double glazed window. Off the hallway there is a good size shower room that is in very good condition, and then you have a generous double bedroom, with ample fitted wardrobes and more lovely southerly views.

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 Manager in attendance Monday to Friday.

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, the coast and Reading.

- NO CHAIN
 - GREAT FACILITIES
 - LIFT ACCESS
 - SOUGHT AFTER LOCATION
 - COUNCIL TAX BAND: C
- FIRST FLOOR
 - LOVELY VIEWS
 - VERY SPACIOUS
 - JULIET BALCONY
 - EPC RATING: B



ROOM DIMENSIONS:
ENTRANCE HALL
CUPBOARD
6'2 x 4'4 (1.88m x 1.32m)
LOUNGE/DINING ROOM
19'6 x 10'8 (5.94m x 3.25m)
KITCHEN
8'7 x 8'1 (2.62m x 2.46m)
DOUBLE BEDROOM
12'0 x 10'0 (3.66m x 3.05m)
SHOWER ROOM
8'0 x 6'4 (2.44m x 1.93m)
GAS CENTRAL HEATING
DOUBLE GLAZED WINDOWS
COMMUNAL GARDENS
RESIDENTS & VISITOR PARKING
YEARS REMAINING ON LEASE: 979
GROUND RENT: £304 PER ANNUM
SERVICE CHARGES: £341.31 PER CALENDAR MONTH

