



**FLAT 3 CONSERO COURT, 120 LADBROKE ROAD, REDHILL,
SURREY, RH1 1PU**

**£350,000
LEASEHOLD**

***** PRIVATE TERRACE *****

***** MODERN, GROUND FLOOR APARTMENT IN A CONVENIENT
LOCATION, WITH TWO DOUBLE BEDROOMS *****

This ground floor property is situated in a very handy location, only a short walk from Redhill town and station.

You have a generous entrance hall with built in storage, and there is a lounge/diner with a bay window to the front. You have a separate fitted kitchen, with integrated appliances, a family bathroom then two double bedrooms to the rear, both with built in wardrobes and direct access to your private terrace which overlooks the well kept communal gardens. In addition, there is an en-suite shower room to the main bedroom and an allocated parking space. At the rear you have an attractive shared garden space for residents use only.

Redhill train station is only a few minutes walk from Consero Court, making this property perfect for easy access to central London, Gatwick Airport, Guildford or the south coast.

Within the town centre itself you have a good range of shops, both on the high street and in the shopping centre. There is a 24 hour gym, a new multi screen cinema complex and a weekly local market.

- PRIVATE TERRACE
- LOUNGE/DINER
- ENSUITE SHOWER ROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND: D
- TWO BEDROOMS
- SEPARATE KITCHEN
- BATHROOM
- CENTRAL LOCATION
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER

22'4 x 14'7 (max dimensions) (6.81m x 4.45m (max dimensions))

KITCHEN

13'4 x 6'2 (4.06m x 1.88m)

BEDROOM ONE

16'3(max) x 8'10 (4.95m(max) x 2.69m)

ENSUITE

BEDROOM TWO

10'7 x 9'10 (3.23m x 3.00m)

BATHROOM

7'1 x 6'6 (2.16m x 1.98m)

PRIVATE TERRACE

GAS CENTRAL HEATING

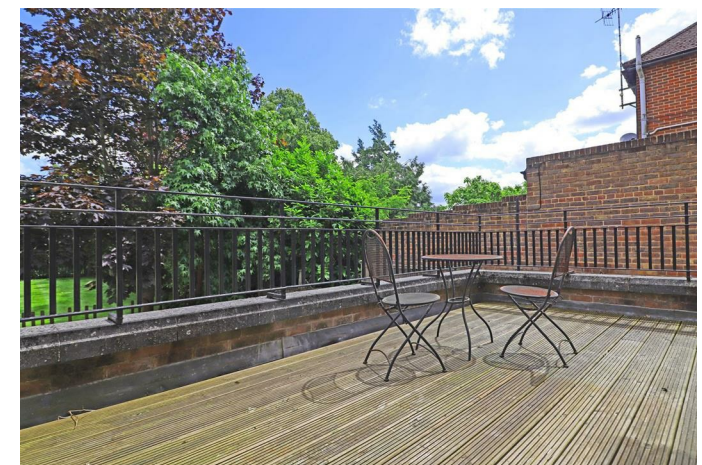
DOUBLE GLAZED WINDOWS

OFF ROAD PARKING FOR ONE CAR

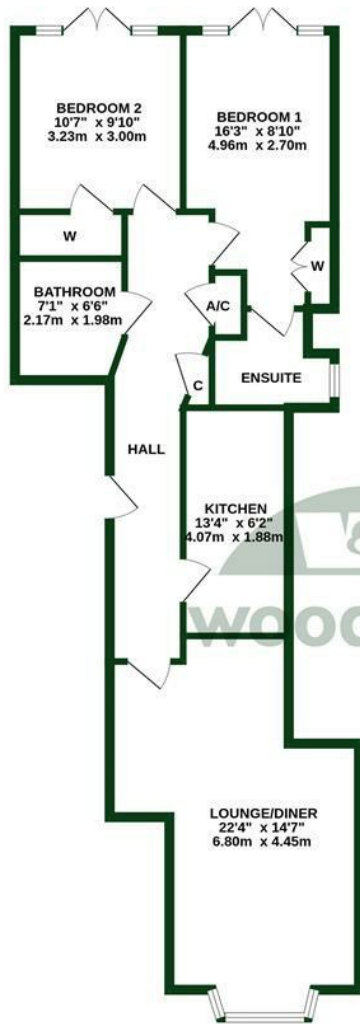
YEARS REMAINING ON LEASE: 106

GROUND RENT: £281.27 PER ANNUM

SERVICE CHARGES: £1,469.66 PER ANNUM



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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