



LEADERS

woodlands  
0133 771  
SOLD

MONSON ROAD



**FLAT 5, 115-117 LONDON ROAD, REDHILL, SURREY, RH1 2JG**

**£189,950**

**LEASEHOLD - SHARE OF FREEHOLD**

Bright, first floor apartment forming part of an attractive Victorian property, with off road parking and the bonus of having no onward chain.

Located less than a mile to the north of Redhill's bustling town centre, this converted apartment is presented in good order and has the benefit of a balcony and a share of the freehold.

Through the front door there is an entrance hall, with a wall mounted telephone entry system and a recess ideal for a full size fridge/freezer. There is a galley kitchen, with a double glazed stable door opening onto your balcony. The living room is a spacious area with a large bay window the looks onto Monson Road. There is a stylish bathroom and double bedroom with a box bay to the front and superb a fitted wardrobe, with two hanging rails and a range of built in drawers.

At the rear of the building there is ample off road parking for residents and visitors, with additional parking at the start of Monson Road.

Nearby there is a handy convenience store, just at the far end of Monson Road, and a bus stop for the 405 service, which connects you to Redhill town centre and also Croydon.

Within the town itself there are some superb amenities on offer, including a shopping centre, weekly local market in the main square, 24 hour gym, Sainsburys superstore and a modern, multi screen cinema complex. In addition you have access to some of the best rail links in the south east, with direct trains to central London in as little as 29 minutes, as well as trains to Gatwick, Tonbridge, Guildford and Reading.

- **FIRST FLOOR APARTMENT**
- **VICTORIAN BUILDING**
- **BALCONY**
- **SHARE OF FREEHOLD**
- **COUNCIL TAX BAND: B**
- **NO CHAIN**
- **SPACIOUS LOUNGE**
- **RESIDENTS PARKING**
- **CLOSE TO TOWN**
- **EPC RATING: D**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

9'5 x 2'11 (2.87m x 0.89m)

**LOUNGE**

14'1(max) x 12'11 (4.29m(max) x 3.94m)

**KITCHEN**

8'2 x 4'8 (2.49m x 1.42m)

**BEDROOM**

9'11 x 8'6 (3.02m x 2.59m)

**BATHROOM**

7'11 x 5'5 (2.41m x 1.65m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**RESIDENTS PARKING TO THE REAR**

**SHARE OF FREEHOLD**

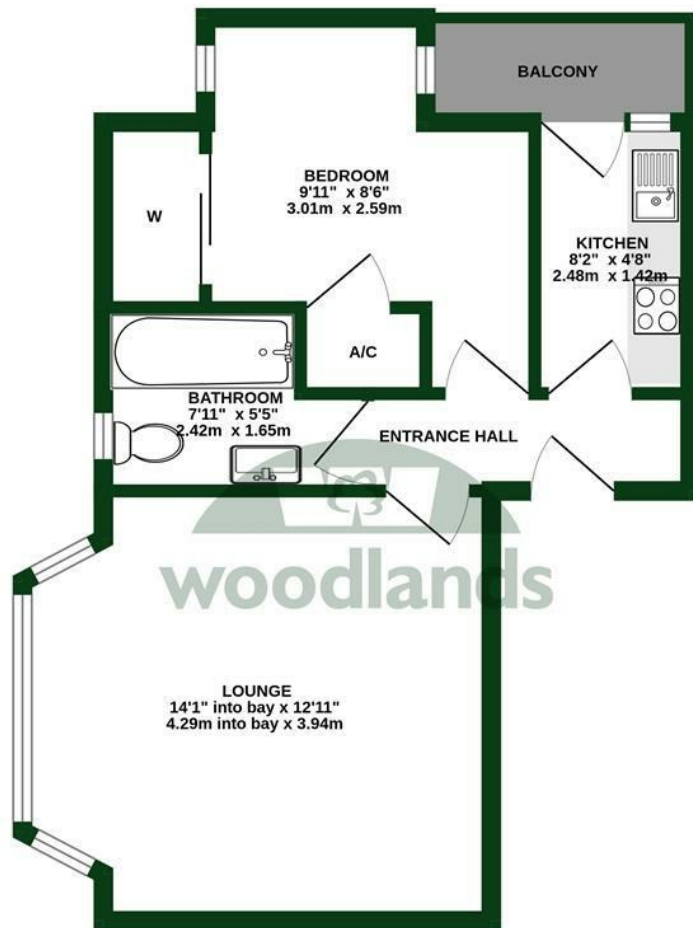
**YEARS REMAINING ON THE LASE: 994**

**GROUND RENT: £100 PER ANNUM**

**SERVICE CHARGES: £1,260.00 PER ANNUM**



FIRST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.0 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</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	

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