



**30 RIDGEWAY COURT RIDGEWAY ROAD, REDHILL, SURREY, RH1
6PG
£247,500
LEASEHOLD**

This top floor, two bedroom apartment is offered for sale in good condition, and with the benefit of no ongoing chain.

Through the front door there is an entrance hall with loft access and built in storage. At the end of the hall there is a spacious kitchen which has double door through to a lounge/dining room. You have a newly fitted bathroom, a large double bedroom and an additional bedroom.

Outside there are communal gardens and ample parking for residents. The property also benefit from double glazed windows, gas central heating and a 130 year lease.

Nearby you have access to the extensive green space that is Redhill common, where there are extensive woods and a lovely elevated viewing spot, where you can see across Surrey and West Sussex. You also have a couple of local shops within a few minutes walk.

Redhill town centre can be found half a mile away, and offers a great range of shops, as well as a multi screen cinema and entertainment complex, 24 hour gym and extensive train services to London, Guildford, Reading, Gatwick and Tonbridge.

- TOP FLOOR APARTMENT
- LOUNGE
- BATHROOM
- COMMUNAL PARKING
- COUNCIL TAX BAND: C
- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- EASY ACCESS TO TOWN
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

14'10 x 3'0 (4.52m x 0.91m)

LOUNGE

15'6 x 13'9 (4.72m x 4.19m)

KITCHEN

13'2 x 8'1 (4.01m x 2.46m)

BEDROOM ONE

13'8 x 11'4 (4.17m x 3.45m)

BEDROOM TWO

9'10 x 8'3 (3.00m x 2.51m)

BATHROOM

9'9 x 6'3 (2.97m x 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

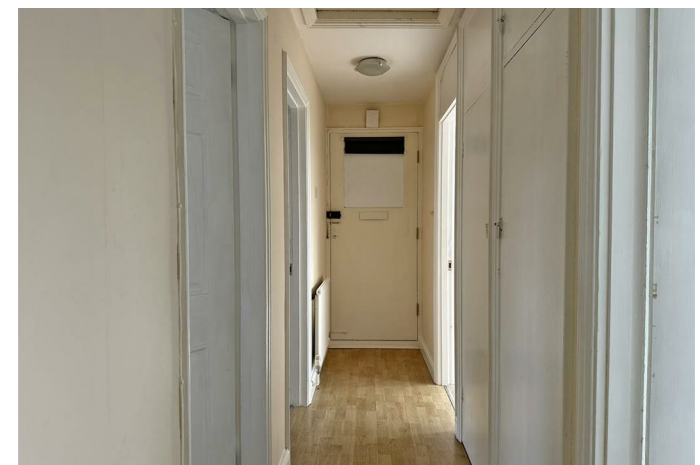
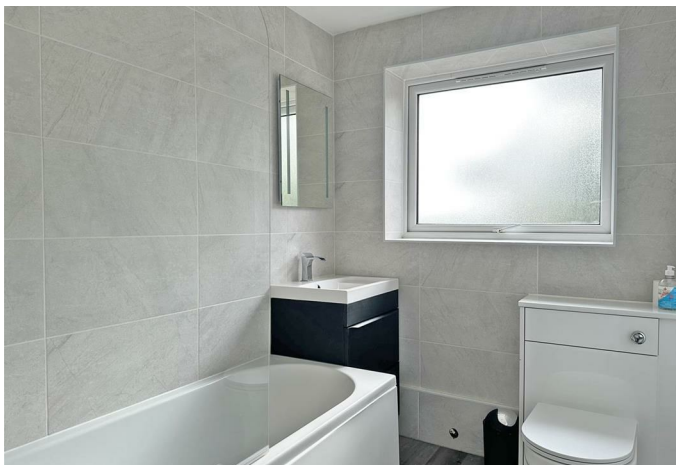
COMMUNAL PARKING

YEARS REMAINING ON LEASE: 130

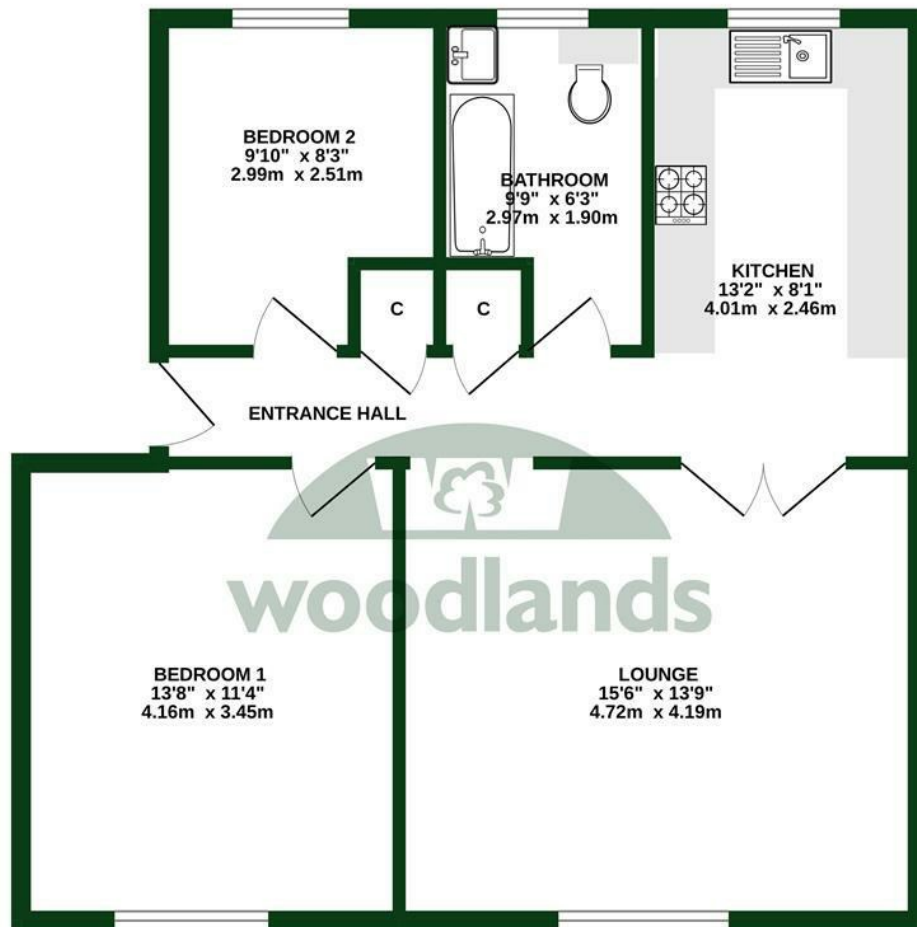
GROUND RENT: £100 PER ANNUM

SERVICE CHARGES: £1,560 PER ANNUM

CONTRIBUTION TO BUILDINGS INSURANCE: £228



TOP FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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