



**FLAT 4 ALTDAM FARM, 62 PARK VIEW ROAD, REDHILL, SURREY,  
RH1 5DN  
£210,000  
LEASEHOLD**

Well presented, ground floor apartment with parking, a patio garden and easy access to shops and transport.

Located in a quiet cul de sac, only a short walk from local shops, this lovely ground floor property has well proportioned space on offer, as well as a 147 years remaining on the lease.

The communal hallway only accesses four properties, through the front door of this apartment there is an entrance hall with ample built in storage. At the front there is a double bedroom with built in wardrobes, you have a bathroom off of the entrance hall, then to the rear there is a lounge/dining room, with a door to the patio and communal garden, as well as an opening to a well appointed kitchen.

Outside you have your own patio area, and lots of communal lawn garden. The properties in Altdam Farm benefit from an allocated parking space each, and there is space on the street also.

The nearby parade of shops can be accessed via a handy pedestrian footpath, making it very quick and easy to grab those every day essentials. The shops also have a selection of food outlets, including a cafe. In addition, there are buses available to both Redhill and Horley town centre, as well as trains to central London and Gatwick from Salfords station, which is less than half a mile away.

- **GROUND FLOOR APARTMENT**
- **EXCELLENT CONDITION**
- **ALLOCATED PARKING**
- **CUL DE SAC**
- **COUNCIL TAX BAND: B**
- **LONG LEASE**
- **PRIVATE PATIO**
- **PLEASANT OUTLOOK**
- **SHOPS AND STATION NEARBY**
- **EPC RATING: C**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

6'4 x 3'1 (1.93m x 0.94m)

**LOUNGE/DINING ROOM**

16'7 x 10'6 (5.05m x 3.20m)

**KITCHEN**

9'10 x 6'4 (3.00m x 1.93m)

**BEDROOM**

10'7 x 10'0 (3.23m x 3.05m)

**BATHROOM**

6'4 x 6'2 (1.93m x 1.88m)

**GAS CENTRAL HEATING**

**WOOD DOUBLE GLAZED WINDOWS**

**PRIVATE PATIO**

**ALLOCATED PARKING FOR ONE**

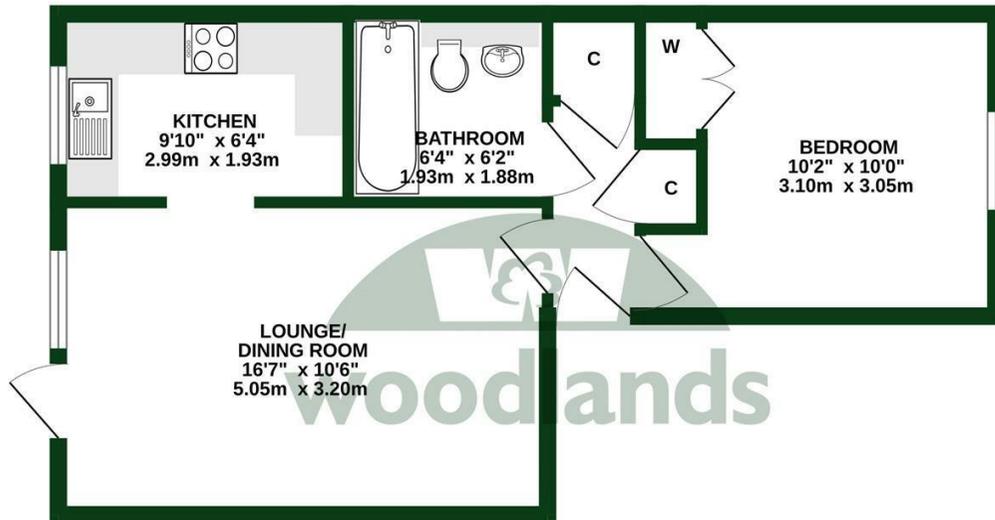
**YEARS REMAINING ON LEASE: 147**

**GROUND RENT: NONE**

**SERVICE CHARGES: £1,245 PER ANNUM**



**GROUND FLOOR**  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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