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**3 PEBWORTH COURT LADBROKE ROAD, REDHILL, SURREY, RH1
1LE**

**£280,000
LEASEHOLD**

Ground floor apartment, close to Redhill town centre and station, with a private terrace, long lease and a garage.

This spacious two bedroom property has a stylish, modern interior and is being sold with the benefit of no ongoing chain.

You have a good size entrance hall, with built in storage, two bedrooms, both of which have fitted storage and will accommodate a double bed, a newly fitted modern shower room with a new tiled floor, a separate newly fitted kitchen that overlooks the communal gardens, and a generous lounge/dining room with direct access to a west facing terrace. The property has been redecorated with new carpets throughout.

Outside there is communal parking, and a single garage en-block, as well as communal lawn gardens.

Redhill station is only a 5 minute walk, ideal for anyone seeking an easy commute to central London or a frequent flyer. Redhill's bustling town centre on your doorstep also means it's easy to enjoy the great range of new restaurants, multi screen cinema complex, and weekly local market.

- **GROUND FLOOR APARTMENT**
- **TWO BEDROOMS**
- **MODERN INTERIOR**
- **GARAGE EN BLOCK**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **PRIVATE TERRACE**
- **AMPLE STORAGE**
- **EXCELLENT LOCATION**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL
17'8(max) x 5'10 (5.38m(max) x 1.78m)

LOUNGE
22'6 x 11'10 (6.86m x 3.61m)

KITCHEN
9'9 x 8'0 (2.97m x 2.44m)

BEDROOM ONE
12'5 x 10'0 (3.78m x 3.05m)

BEDROOM TWO
12'5 x 7'10 (3.78m x 2.39m)

SHOWER ROOM
7'10 x 5'6 (2.39m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

EN BLOCK GARAGE

COMMUNAL PARKING

COMMUNAL GARDENS

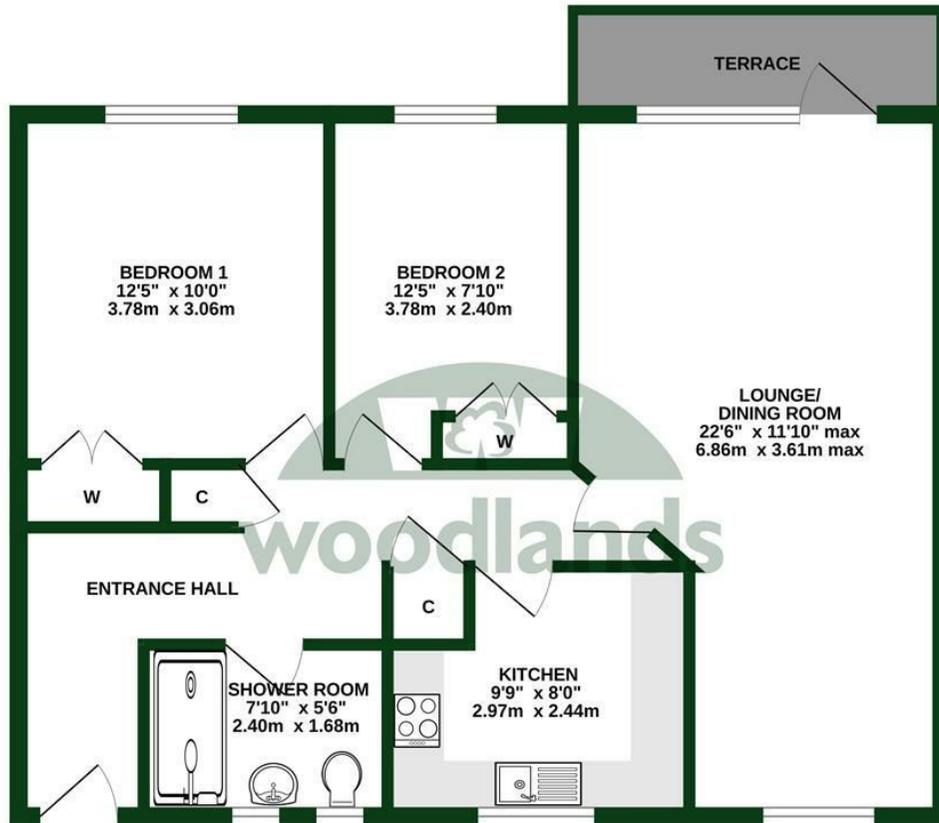
YEARS REMAINING ON LEASE: 939

GROUND RENT: £18 PER ANNUM

SERVICE CHARGES: £1,200 PER ANNUM



GROUND 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		71	74
(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	

To view this property please call 01737 771777

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