



**FLAT 1 HOLMESDALE MANOR, 89 LADBROKE ROAD, REDHILL,
SURREY, RH1 1NX**

**£340,000
LEASEHOLD**

Superb ground floor apartment, with direct access to a south facing patio, for residents aged 55 years and above.

Holmesdale Manor is a very well regarded development, situated close to Redhill town centre and station. The development has an onsite house manager, beautiful shared gardens, and communal facilities. This apartment in particular offers direct access without using the communal hallways should someone prefer.

Through the front door there is a generous hallway with a large built in storage cupboard and an airing cupboard. You have a lounge/dining room, that has the double doors to the patio and gardens, a separate fitted kitchen, with integrated appliances, that overlooks some of the gardens. There is a very spacious main bedroom, with extensive fitted wardrobes, and an en-suite shower room, a further bedroom and a separate bathroom.

Holmesdale Manor has a very pleasant residents lounge, that has direct access to a lovely patio area. Beyond the patio there are extensive, well kept gardens. The development is secure and gated, with ample resident and visitor parking.

Redhill town centre can be found less than half a mile away, and offers a wide range of shops and amenities, including extensive local and national transport links, a Sainsburys superstore, shopping centre, weekly market and a multi screen cinema complex.

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|------------------------|------------------------|
| ■ GROUND FLOOR | ■ SPACIOUS APARTMENT |
| ■ DIRECT GARDEN ACCESS | ■ NO CHAIN |
| ■ TWO BEDROOMS | ■ BATHROOM AND ENSUITE |
| ■ GATED DEVELOPMENT | ■ COMMUNAL FACILITIES |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

15'5 x 7'3 (4.70m x 2.21m)

LOUNGE/DINING ROOM

19'6 x 11'4 (5.94m x 3.45m)

PRIVATE PATIO

KITCHEN

8'7 x 8'0 (2.62m x 2.44m)

BEDROOM ONE

17'0(max) x 10'3(max) (5.18m(max) x 3.12m(max))

ENSUITE SHOWER ROOM

6'7 x 6'5 (2.01m x 1.96m)

BEDROOM TWO

12'0 x 8'6 (3.66m x 2.59m)

BATHROOM

8'1 x 6'6 (2.46m x 1.98m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

RESIDENT AND VISITOR PARKING

COMMUNAL GARDENS

RESIDENTS LOUNGE

YEARS REMAINING ON LEASE: 978

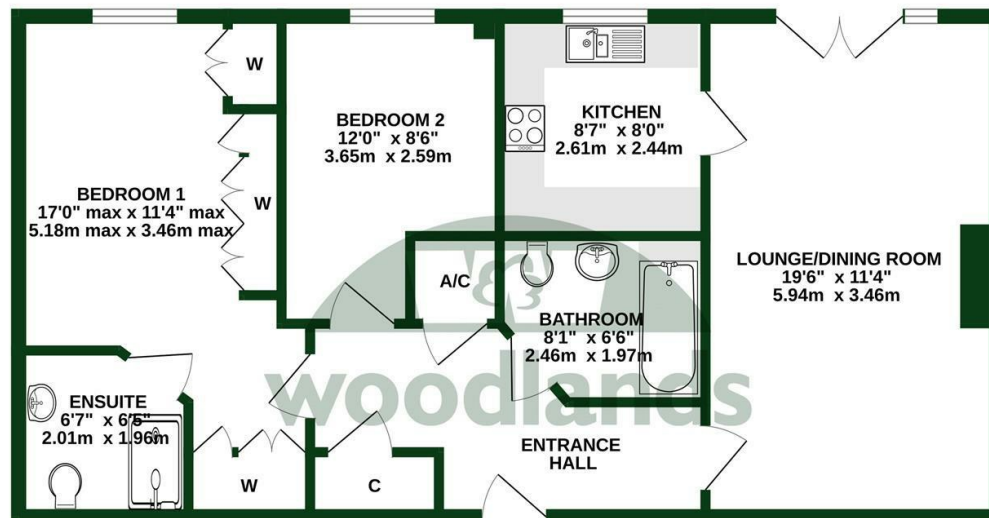
GROUND RENT: £622.67 PER ANNUM

SERVICE CHARGES: £4,523.00 PER ANNUM





GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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	77	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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