



FLAT 1, 4 RIDGEWAY ROAD, REDHILL, SURREY, RH1 6PH
£210,000
LEASEHOLD

Characterful, ground floor apartment forming part of a pretty Victorian building, located in a sought after corner of town, complete with off road parking and access to gardens.

Only a short distance from Redhill town centre, Redhill common and only a mile and a half from Reigate town centre, this lovely, one bedroom conversion would make a superb first home.

The front door opens to a bright, open plan space with a large bay window overlooking the front gardens. There is a dual aspect double bedroom, a bathroom with a window to the rear and a fitted kitchen that has a handy Pantry storage area. Outside there are well kept gardens, and a parking area.

Redhill town centre is a short walk from the property, where you will find a range of shops, both on the high street and within the Belfry shopping centre. There is a weekly market in the main square, some excellent restaurants and bars, as well as fast train services to central London, Gatwick airport, Guildford and Tonbridge.

At the top of Ridgeway road you have Redhill common, which is an extensive green space, complete with a stunning, elevated area that has views across Surrey and West Sussex.

- GROUND FLOOR
- CHARACTER PROPERTY
- DUAL ASPECT BEDROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND: B
- DESIRABLE LOCATION
- HIGH CEILINGS
- SEPARATE KITCHEN
- CLOSE TO TOWN AND STATION
- EPC RATING: D





ROOM DIMENSIONS:

LOUNGE/DINING ROOM
18'2" x 10'4" (5.54m x 3.15m)

KITCHEN
9'11" x 7'4" (3.02m x 2.24m)

BEDROOM
12'10" x 10'3" (3.91m x 3.12m)

BATHROOM
7'3" x 5'9" (2.21m x 1.75m)

GAS CENTRAL HEATING

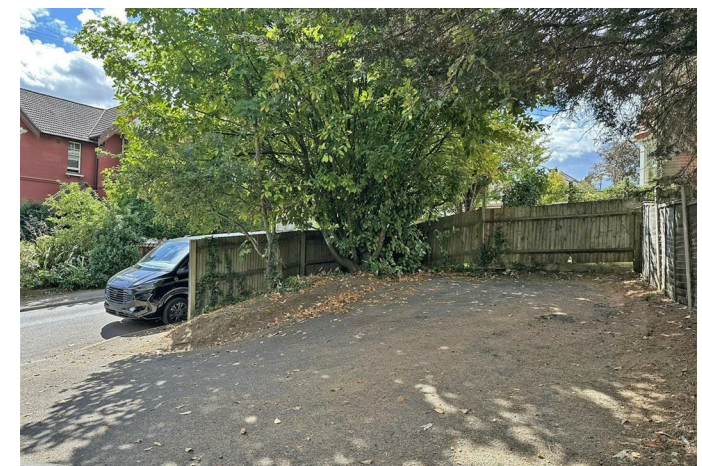
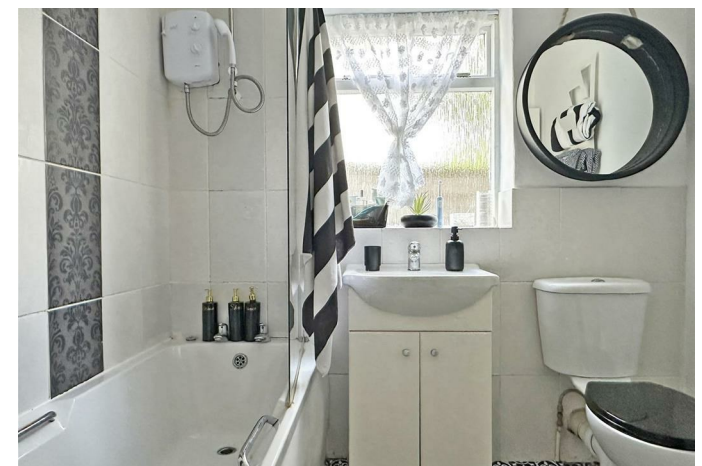
FRONT GARDEN

ALLOCATED PARKING

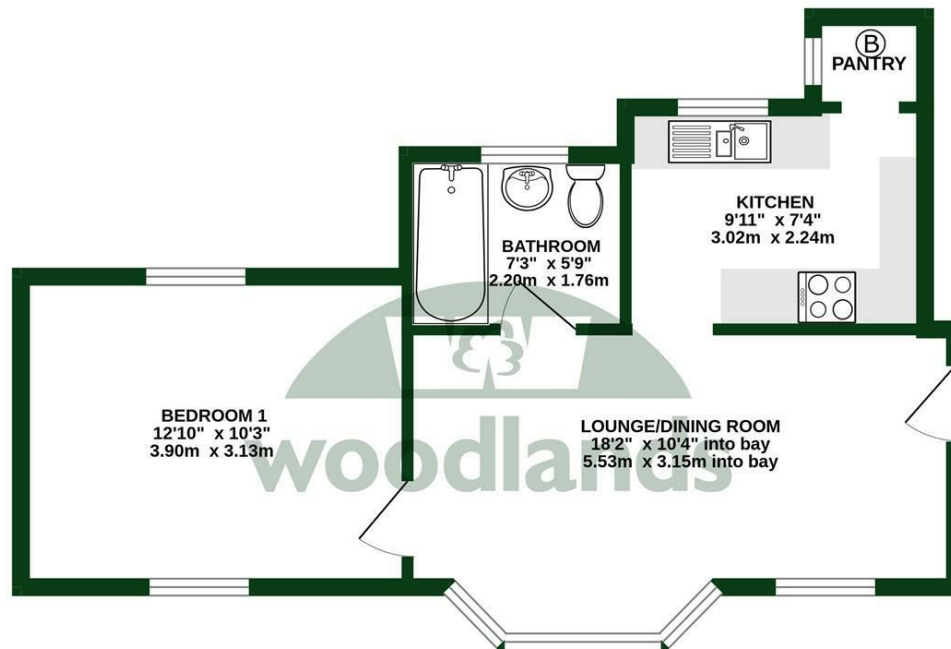
YEARS REMAINING ON LEASE: 88

GROUND RENT: £200 PER ANNUM

SERVICE CHARGES: £1,200 PER ANNUM



GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.4 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		
(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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