





**4 RIDGEWAY COURT RIDGEWAY ROAD, REDHILL, SURREY, RH1 6PG**

**£250,000**

**LEASEHOLD**

**\*\* FIRST FLOOR APARTMENT WITH FAR REACHING VIEWS \*\***

This spacious two bedroom apartment is set on the first floor within the Ridgeway Court development located on the fringe of Redhill town centre. The location is ideal for access to the town and train station, and is just over the road from Redhill Common - perfect for a Sunday afternoon walk. The fantastic Garibaldi Pub is just around the corner as well if a walk on the Common sounds too energetic!

The apartment itself has spacious accommodation that fans out from the central entrance hall that runs through the middle, there is a bright & airy feeling due to the large windows throughout. The 13ft lounge has a wonderful southerly view out across the rooftops of Royal Earlswood Park and beyond, there is plenty of room for a number of sofas and it has double doors linking it with modern kitchen/diner. The kitchen is fully fitted and has space for a dining table as well.

There are two good sized bedrooms, the main one being 13ft and, like the lounge, has southerly views. The bathroom has a white suite and a window. The apartment is well presented throughout, has double glazed windows and is gas heated to radiators, and will be sold with an extended lease.

Outside there is plenty of parking available within the development, and the property has no onward chain.

A viewing is recommended to appreciate the space on offer!

- |                                |                                   |
|--------------------------------|-----------------------------------|
| ■ <b>FIRST FLOOR APARTMENT</b> | ■ <b>NO CHAIN</b>                 |
| ■ <b>SPACIOUS 13FT LOUNGE</b>  | ■ <b>MODERN KITCHEN/DINER</b>     |
| ■ <b>TWO BEDROOMS</b>          | ■ <b>GAS HEATING TO RADIATORS</b> |
| ■ <b>EXTENDED LEASE</b>        | ■ <b>OUTSTANDING VIEWS</b>        |
| ■ <b>COUNCIL TAX BAND: C</b>   | ■ <b>EPC RATING: C</b>            |







## ROOM DIMENSIONS:

### ENTRANCE HALL

### LOUNGE

13'6 x 13'4 (4.11m x 4.06m)

### KITCHEN/DINER

13'3 x 8'1 (4.04m x 2.46m)

### BEDROOM ONE

13'5 x 13'4 (4.09m x 4.06m)

### BEDROOM TWO

### BATHROOM

9'10 x 6'5 (3.00m x 1.96m)

### GAS CENTRAL HEATING

### DOUBLE GLAZED WINDOWS

### COMMUNAL PARKING

### COMMUNAL GARDENS

### NEW LEASE EXTENDING TO 129 YEARS

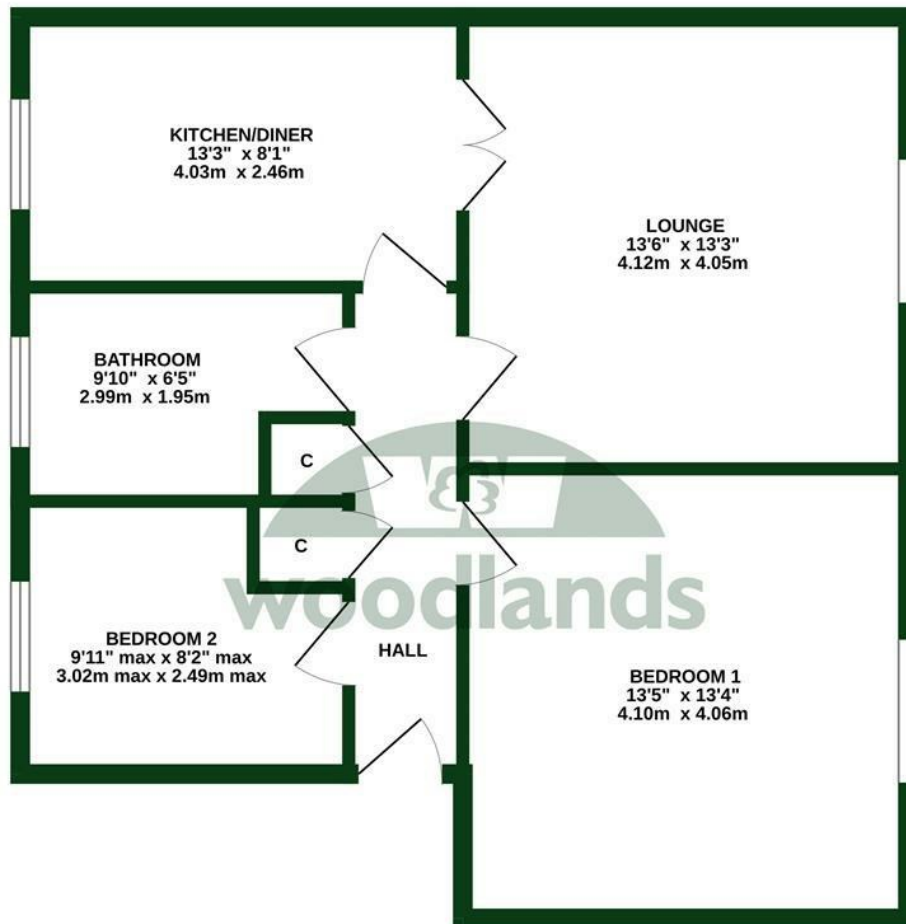
### GROUND RENT: £15 PER ANNUM

### SERVICE CHARGES: £1570.00 (2024/2025)

### BUILDINGS INSURANCE: £182.60 (2025)



**FIRST FLOOR**  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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