woodlands

**FLAT 38 HOLMESDALE MANOR, 89 LADBROKE ROAD, REDHILL, SURREY, RH1 1NX**

**£309,950**

**LEASEHOLD**

Spacious, top floor apartment with superb southerly views towards Redhill town and station.

Located within a short walk of the town centre and train station, this larger than average property is situated in a development for those over the age of 55 years old, and offers some excellent facilities and a real community feel.

The apartment has a large entrance hall with two big built in cupboards. There is a generous lounge/dining room and a separate fitted kitchen. There is a huge principal bedroom, with lots of fitted wardrobes and an en-suite shower room, as well as a good size second bedroom and a bathroom.

The property is offered with no onward chain, and Holmesdale Manor itself has a lovely residents lounge, and some superb house managers, as well as beautifully kept communal gardens and ample resident and visitor parking.

Within the nearby town centre there is a wide range of shops, a weekly market in the main square that has a selection of food stalls, a library, 24 hour gym, Sainsbury superstore, multi screen cinema and a host of great restaurants and pubs.

- **TOP FLOOR**
- **WONDERFUL VIEWS**
- **RESIDENTS PARKING**
- **FOR RESIDENTS OVER 55**
- **COUNCIL TAX BAND: D**
- **SPACIOUS APARTMENT**
- **SHORT WALK TO TOWN**
- **EXCELLENT COMMUNITY**
- **BUS STOP OUTSIDE**
- **EPC RATING: B**

**ROOM DIMENSIONS:**

**ENTRANCE HALL**
20'8 x 6'7(max) (6.30m x 2.01m(max))

**LOUNGE/DINING ROOM**
22'6 x 11'1 (6.86m x 3.38m)

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

**BEDROOM ONE**
15'8 x 12'0 (4.78m x 3.66m)

**ENSUITE SHOWER ROOM**
6'6 x 6'4 (1.98m x 1.93m)

**BEDROOM TWO**
12'1 x 8'3 (3.68m x 2.51m)

**BATHROOM**
8'0 x 6'4 (2.44m x 1.93m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

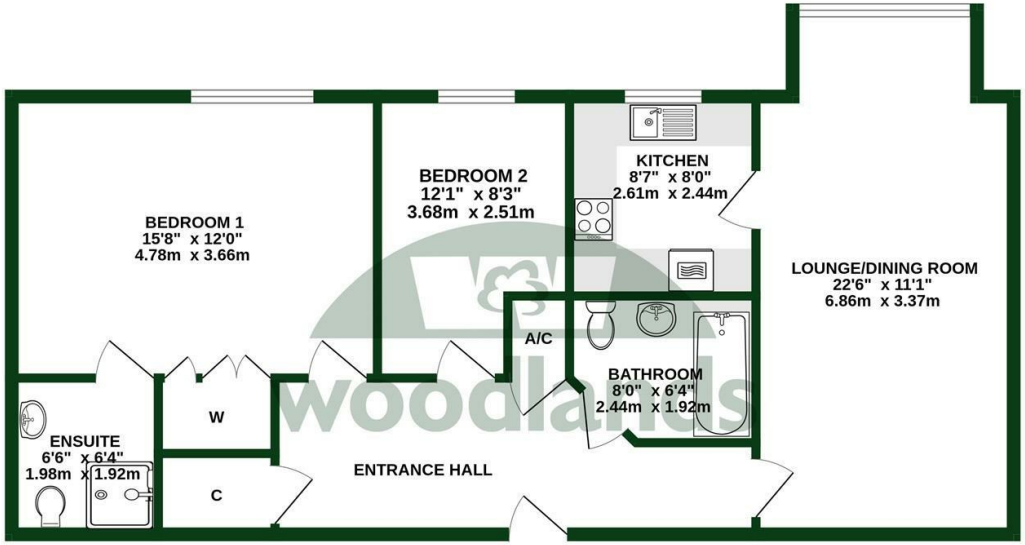
**RESIDENT AND VISITOR PARKING**

**YEARS REMAINING ON LEASE: 978**

**GROUND RENT: £622.67 PER ANNUM**

**SERVICE CHARGES: £4,523.28 PER ANNUM**

## TOP FLOOR
839 sq.ft. (77.9 sq.m.) approx.




TOTAL FLOOR AREA : 839 sq.ft. (77.9 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.
Made with Metropix ©2026

woodlands

OnTheMarket.com

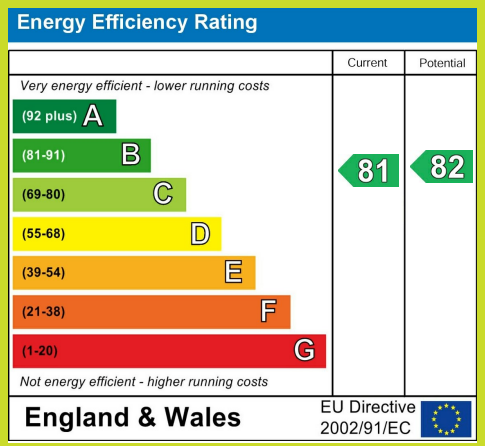
rightmove

Zoopla

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

propertymark




**To view this property please call 01737 771777**

**www.woodlands-estates.co.uk**

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.