



BARFIELD COURT



**FLAT 6, BARFIELD COURT, LADBROKE ROAD, REDHILL, SURREY,
RH1 1LD**

OFFERS IN EXCESS OF £275,000

**SUPERBLY CENTRAL TWO BEDROOM BALCONY FLAT WITH A LONG 947
YEAR LEASE AND A GARAGE**

This well presented first floor apartment is situated only 500 yards from Redhill town and station making it a perfect option for someone looking to use the fast train links to London and Gatwick.

The property itself has a spacious hallway with a built in cupboard and an airing cupboard, there are two good size bedrooms both of which have built in wardrobes, a newly fitted contemporary bathroom and a separate W/C. You have a bright dual aspect lounge/dining room with a west facing balcony and a modern fitted kitchen.

There are communal grounds to the front and side as well as a driveway that leads to the garage complex at the rear where you have a private single garage and off road parking.

Nearby Redhill town which is undergoing extensive redevelopment, is right on your doorstep and offers a wide range of shops and amenities including a 24 hour gym, Sainsburys superstore and a shopping centre.

DIRECTIONS : From Redhill follow Princess Way and turn left onto Ladbroke Road. You will find Barfield Court on the right hand side after 200 yards.

- CENTRAL LOCATION
- LONG LEASE
- LOUNGE/DINING ROOM
- BALCONY
- KITCHEN
- TWO BEDROOMS
- NEW BATHROOM
- GARAGE
- PERFECT FIRST PURCHASE
- NO CHAIN





ROOM DIMENSIONS:

ENTRANCE HALL

17'7 x 9'5(max) (5.36m x 2.87m(max))

LOUNGE/DINING ROOM

22'5 x 11'10 (6.83m x 3.61m)

KITCHEN

9'10 x 8'0 (3.00m x 2.44m)

BEDROOM ONE

12'4 x 10'0 (3.76m x 3.05m)

BEDROOM TWO

12'4 x 7'10 (3.76m x 2.39m)

BATHROOM

5'5 x 4'10 (1.65m x 1.47m)

SEPARATE WC

5'6 x 2'8 (1.68m x 0.81m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

GARAGE

LEASE: 999 YEARS FROM 25.03.1968

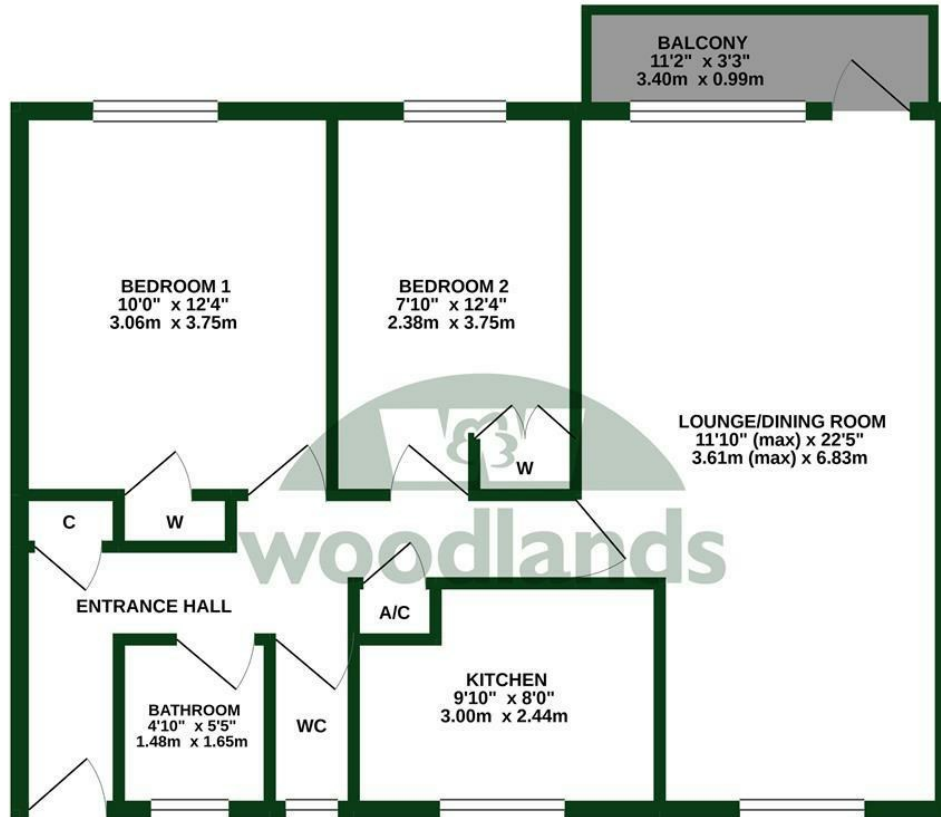
GROUND RENT: £15 PER ANNUM

MAINTENANCE: £1,200 PER ANNUM

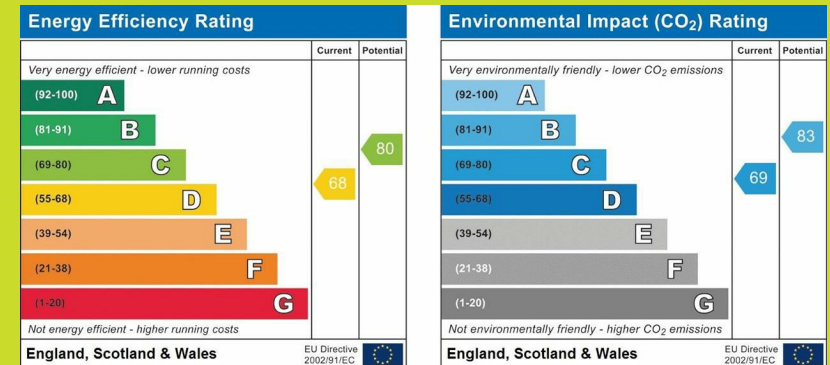
COUNCIL TAX BAND: C



FIRST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.8 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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