



**11 CAMBRIDGE SQUARE, ROYAL EARLSWOOD PARK, REDHILL,
SURREY, RH1 6TG
£275,000
LEASEHOLD**

***** NO CHAIN *****

***** TOP FLOOR, TWO BEDROOM APARTMENT WITHIN THE STUNNING
ROYAL EARLSWOOD PARK DEVELOPMENT *****

This superb top floor property has been recently redecorated, and is situated at the heart of Royal Earlswood Park, only 100 yards from the residents pool and gym complex. Cambridge square is one of the smaller buildings, and benefits from allocated park at the rear.

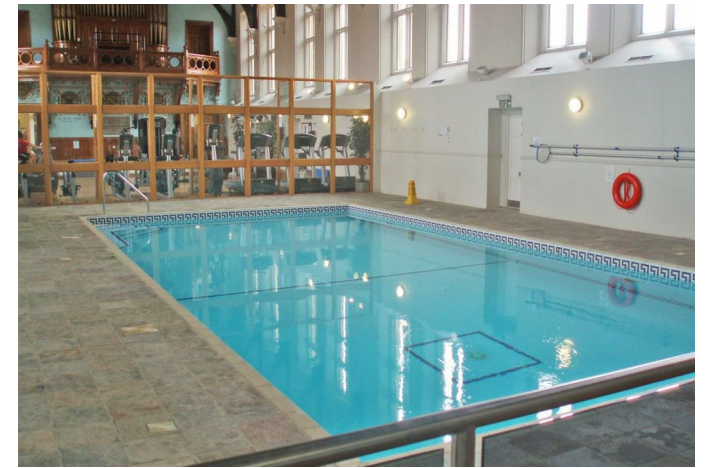
Within the apartment there is an L shaped entrance hall with a wall mounted entry system, you have two double bedrooms, a family bathroom and an ensuite shower room to the principal bedroom. There is a dual aspect lounge/dining room, and a separate fitted kitchen, all with great views over the development.

Royal Earlswood Park has long been admired for its beautifully kept 21 acres of grounds, that surround some stunning mid Victorian architecture, as well as the residents gym and swimming pool, which are included within the annual service charge.

Earlswood train station is only a short walk from the property, therefore making it ideal for those who commute, or simply wish to be well connected, with trains to London in around half an hour, and services to Gatwick. In addition, Earlswood has some delightful local shops for all your everyday needs, and Redhill town itself is a little over a mile away, offering a wide range of amenities including a new cinema and leisure complex.

- **TOP FLOOR APARTMENT**
- **LOUNGE/DINING ROOM**
- **BATHROOM AND ENSUITE**
- **STUNNING GROUNDS**
- **COUNCIL TAX BAND: D**
- **BRIGHT & SPACIOUS**
- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **GYM AND POOL**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL
10'7 x 9'7 (3.23m x 2.92m)

LOUNGE/DINING ROOM
19'8 x 12'2 (5.99m x 3.71m)

KITCHEN
9'8 x 7'3 (2.95m x 2.21m)

BEDROOM ONE
13'2 x 10'4 (4.01m x 3.15m)

ENSUITE SHOWER ROOM
6'5 x 6'0 (1.96m x 1.83m)

BEDROOM TWO
10'0 x 9'2 (3.05m x 2.79m)

BATHROOM
7'3 x 6'3 (2.21m x 1.91m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

COMMUNAL GARDENS

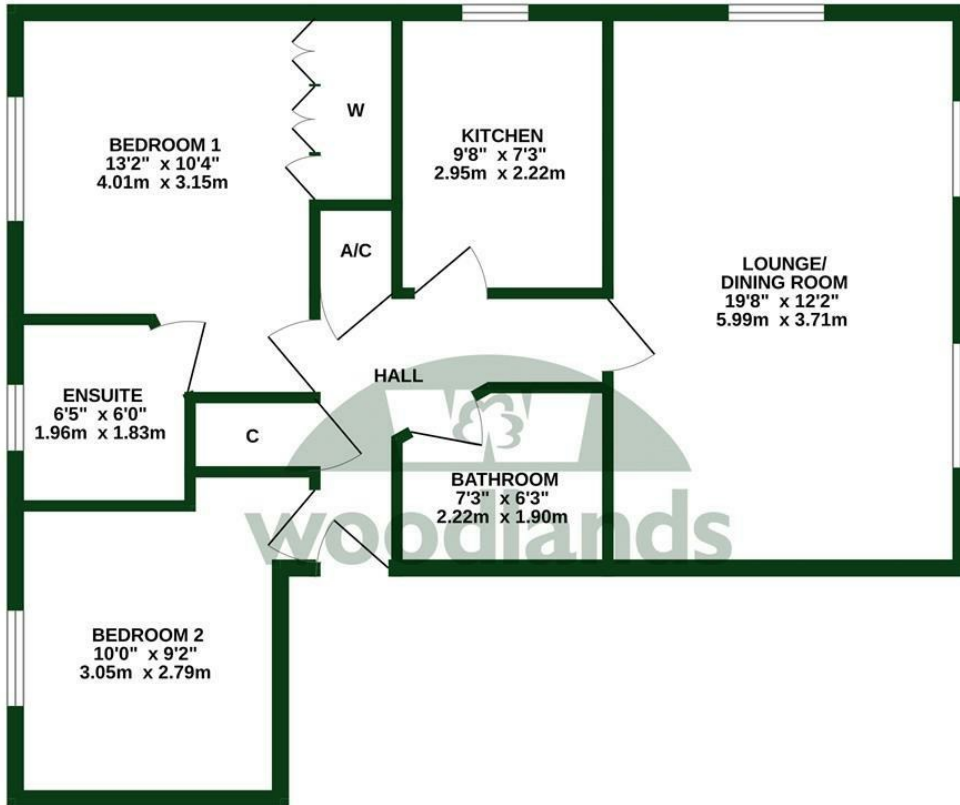
YEARS REMAINING ON LEASE: 100

GROUND RENT: £308.68 PER ANNUM

SERVICE & ESTATE CHARGES: £4,456.34 PER ANNUM



TOP FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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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