



The
Larkfield
Centre



**9 ANDERSON COURT, ROYAL EARLSWOOD PARK, REDHILL,
SURREY, RH1 6TP**

**£300,000
LEASEHOLD**

***** REFURBISHED, TOP FLOOR APARTMENT WITHIN THE STUNNING
ROYAL EARLSWOOD PARK *****

This two bedroom, two bathroom apartment has been totally refurbished in recent years, and offers generous space and allocated parking.

Through the front door there is a hallway with loft access and built in storage. You have a dual aspect living space with a separate contemporary kitchen. Both bedrooms are a good size, with the larger benefitting from an en-suite shower in addition to the family bathroom.

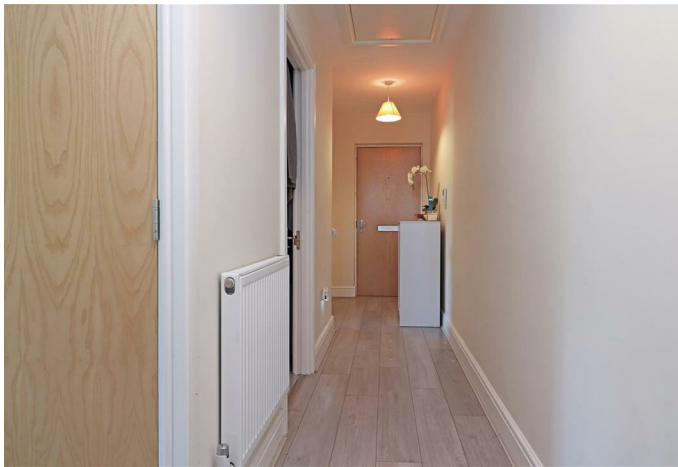
The property has gas central heating and is double glazed throughout, with the added bonus of allocated parking.

Residents of Royal Earlswood have the luxury of access to the gym and swimming pool housed within Victoria Court. In addition, there are 21 acres of pristine grounds for your enjoyment.

If you require transport links, there are regular buses through the development that connect to Redhill and Reigate. You also are only a short walk from Earlswood mainline train station, and a handy parade of shops.

- TOP FLOOR APARTMENT
- LOUNGE/DINING ROOM
- TWO BEDROOMS
- GYM AND POOL FACILITIES
- COUNCIL TAX BAND: D
- REFURBISHED THROUGHOUT
- SEPARATE KITCHEN
- BATHROOM & ENSUITE
- ALLOCATED PARKING
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

19'7 x 3'5(min) (5.97m x 1.04m(min))

LOUNGE/DINING ROOM

14'7 x 10'10 (4.45m x 3.30m)

KITCHEN

10'3 x 6'0 (3.12m x 1.83m)

BEDROOM ONE

11'6 x 11'6 (3.51m x 3.51m)

ENSUITE SHOWER ROOM

6'5 x 5'0 (1.96m x 1.52m)

BEDROOM TWO

10'5 x 9'1 (3.18m x 2.77m)

BATHROOM

6'9 x 5'9 (2.06m x 1.75m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING FOR TWO CARS

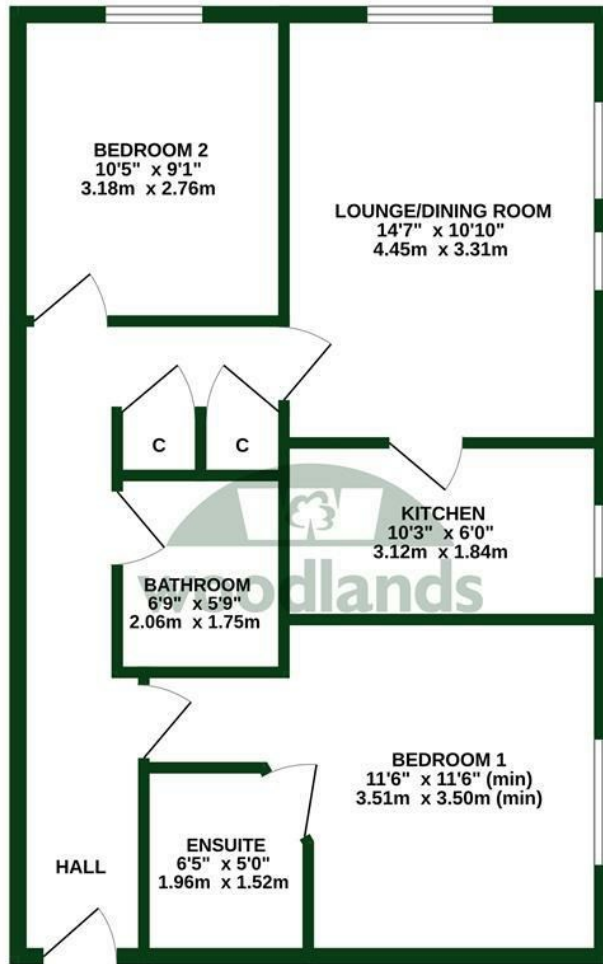
YEARS REMAINING ON LEASE: 132

GROUND RENT: £225 PER ANNUM

SERVICE CHARGES: £1,353 PER 6 MONTHS (AS AT NOV 23)



TOP FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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