

## 77 VICTORIA COURT ROYAL EARLSWOOD PARK, REDHILL, SURREY, RH1 6TF £390,000 LEASEHOLD

\*\*\* SPACIOUS, TWO DOUBLE BEDROOM CONVERSION APARTMENT, WITH RESIDENTS GYM AND POOL \*\*\*

Located in the highly desirable Royal Earlswood Park, and forming part of the westerly wing of the handsome Victoria Court, this bright character property offers great space and high ceilings throughout.

Through the front door there is an extensive hallway with ample storage, you have a generous lounge/dining room, with a westerly aspect and high ceilings. There is a separate kitchen/breakfast room, a family shower room, two double bedrooms with fitted wardrobes, and an ensuite bathroom to the principal bedroom. Outside you have two allocated parking spaces within the western wing car park.

Royal Earlswood Park offers around 21 acres of beautifully maintained grounds, including the original avenue of trees and a small pond. In addition, residents have the use of the gym and swimming pool facilities.

Nearby there are other stunning green spaces, including Earlswood Lakes, and Earlswood train station and shops are only a short walk from the development.

In addition, the bustling town centre of Redhill is a mile or so to the north, and offers a great range of shops and amenities, including mainline trains into central London, as well as services to Guildford, Reading, Tonbridge and Gatwick. You also have a multi screen cinema and leisure complex, a 24 hour gym, and a shopping centre within the town.

- SPACIOUS APARTMENT
- LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- RESIDENTS POOL & GYM
- COUNCIL TAX BAND: E

- STUNNING GROUNDS
- HIGH CEILINGS
- SHOWER ROOM AND ENSUITE
- GREAT VIEWS
- **EPC RATING: E**















## **ROOM DIMENSIONS:**

**ENTRANCE HALL** 18'0 x 6'3 (5.49m x 1.91m)

**LOUNGE/DINING ROOM** 15'6 x 14'5 (4.72m x 4.39m)

KITCHEN/BREAKFAST ROOM 17'1 x 6'9 (5.21m x 2.06m)

**BEDROOM ONE**13'9 x 12'0(max) (4.19m x 3.66m(max))

**ENSUITE SHOWER ROOM** 7'9 x 6'6 (2.36m x 1.98m)

**BEDROOM TWO** 10'2 x 9'0 (3.10m x 2.74m)

**SHOWER ROOM** 8'0 x 6'6 (2.44m x 1.98m)

**GAS CENTRAL HEATING** 

**COMMUNAL GARDENS** 

**OFF ROAD PARKING FOR TWO CARS** 

YEARS REMAINING ON LEASE: 101

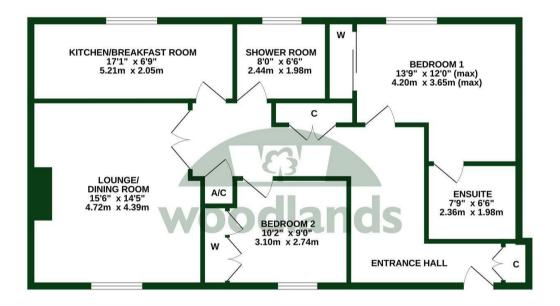
**GROUND RENT: £375 PER ANNUM** 

**SERVICE CHARGES: £4,000 PER ANNUM** 





## FIRST FLOOR 905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx. st every attempt has been made to ensure has accuracy of the Opping normal methods, some of the expension of













Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) B			63
(69-80) C			
(55-68)		40	000
(39-54)		46	
(21-38)			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales  EU Directive 2002/91/EC			

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