



**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.
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		
(55-68) D		63
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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