



woodlands

**27 REED DRIVE, REDHILL, SURREY, RH1 6TA**

**£280,000  
LEASEHOLD**

**\*\* TOP FLOOR APARTMENT WITH ROOFTOP VIEWS \*\***

Set within the prestigious Royal Earlswood Park this two double bedroom purpose-built apartment is offered to market in excellent condition. The driveway into the development will impress not just the first time you drive it, but every night you return home to your apartment, the winding road past the pond and avenue of trees is the most welcoming in the area!

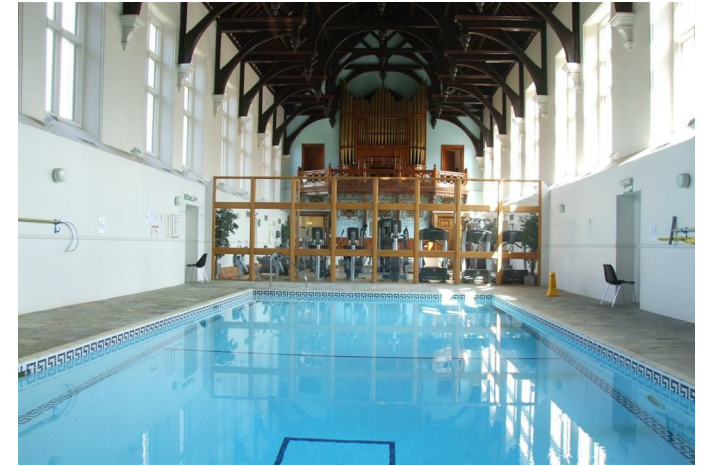
Earlswood train station is only a few minutes walk and has direct connections to London and Gatwick, and there are local amenities next to the station including a pub, post office, curry house, and a fish & chip shop. On the development itself there is a residents only gym and pool which is situated in the historic chapel building.

The apartment itself welcomes you into a spacious entrance hall giving access to all rooms independently. The 19ft lounge/diner has a feature contrast wall, with a central fireplace and defined living areas. The separate kitchen is fully fitted and has a built-in gas hob along with space and plumbing for a washing machine and dishwasher, there is a large built in storage and airing cupboard. There are two double bedrooms that both offer delightful rooftop views to the countryside beyond, bedroom one has an ensuite shower room and bedroom two benefits from a Jack and Jill bathroom that can also be used independently from the hallway.

Outside to the rear of the building are two allocated parking spaces, there is also an additional visitor car park. This is an excellent apartment in a location perfect for first time buyers, and a viewing is highly recommended.

- |                              |                                |
|------------------------------|--------------------------------|
| ■ TOP FLOOR APARTMENT        | ■ TWO DOUBLE BEDROOMS          |
| ■ 19FT LOUNGE/DINER          | ■ ENSUITE TO BEDROOM ONE       |
| ■ JACK & JILL BATHROOM       | ■ TWO ALLOCATED PARKING SPACES |
| ■ CLOSE TO EARLSWOOD STATION | ■ ON SITE GYM AND POOL         |
| ■ COUNCIL TAX BAND: D        | ■ EPC RATING: B                |





#### ROOM DIMENSIONS:

##### LOUNGE/DINER

19'4 x 13'5(max) (5.89m x 4.09m(max))

##### KITCHEN

9'0 x 6'8 (2.74m x 2.03m)

##### BEDROOM ONE

10'3 x 9'3 (3.12m x 2.82m)

##### ENSUITE SHOWER ROOM

6'8 x 3'4 (2.03m x 1.02m)

##### BEDROOM TWO

9'2 x 8'9 (2.79m x 2.67m)

##### JACK & JILL BATHROOM

7'5 x 5'6 (2.26m x 1.68m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### ALLOCATED PARKING FOR TWO CARS

##### COMMUNAL GROUNDS

##### RESIDENTS ONLY GYM AND POOL

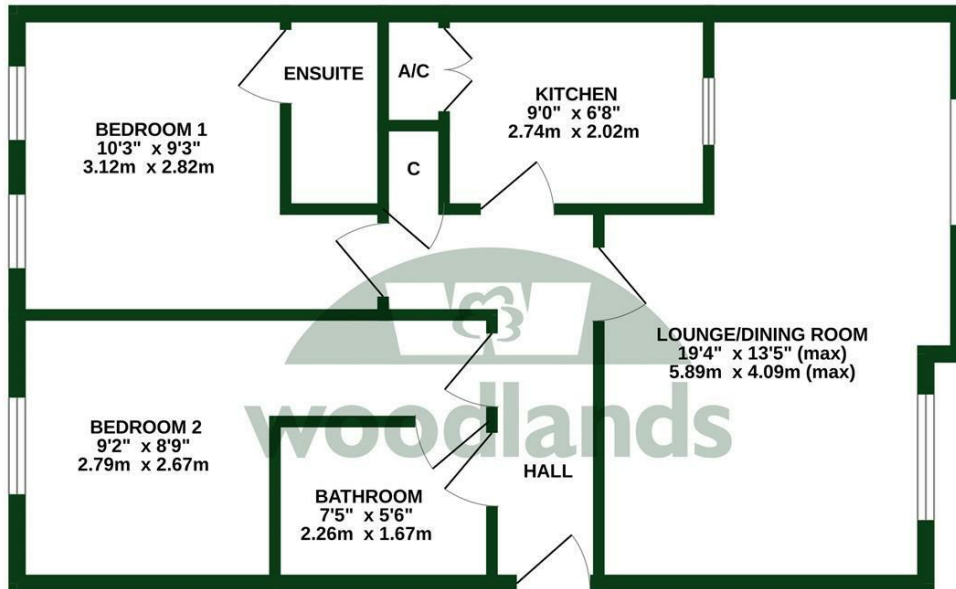
##### YEARS REMAINING ON LEASE: 99

##### GROUND RENT: £360 PER ANNUM

##### SERVICE CHARGES: £3,636 PER ANNUM



**TOP FLOOR**  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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