



**21 TALFOURD WAY, REDHILL, SURREY, RH1 6GD**  
**OFFERS IN EXCESS OF £250,000**  
**LEASEHOLD**

**\*\*\* IMMACULATE, FIRST FLOOR APARTMENT IN QUIET CUL DE SAC WITH ALLOCATED PARKING \*\*\***

Royal Earlswood Park is situated to the south of Redhill, within a short walk of Earlswood train station, and has 21 acres of pristine grounds, as well as gym and swimming pool for the use of residents only.

The property has an entrance hall with a built in airing cupboard and an additional storage cupboard as well as a stylish family bathroom. There are two good size bedrooms, with the main bedroom benefitting from being dual aspect with an en-suite shower room and fitted wardrobes. You have a modern fitted kitchen, and a generous lounge/dining room.

Outside there is an allocated parking space as well as visitor parking within the gated cul de sac. Victoria Court, which is the main building within the development and only a short walk from the property, houses a residents gym and swimming pool.

Earlswood station is less than half a mile from the apartment, and offers direct trains to central London, as well as connections to Gatwick. In addition, there is a local shops with a post office, a pub and a restaurant all right next to the station.

In addition, Redhill town centre offers a wide range of shops and amenities, including a modern multi screen cinema complex, shopping centre, regular local market and additional direct train links to central London.

- NO CHAIN
- TWO BEDROOMS
- TWO PARKING SPACES
- BEAUTIFUL GROUNDS
- COUNCIL TAX BAND: D
- EXCELLENT CONDITION
- BATHROOM AND ENSUITE
- RESIDENTS GYM AND POOL
- STATION NEARBY
- EPC RATING: B





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

11'1 x 9'7(max) (3.38m x 2.92m(max))

##### **LOUNGE/DINING ROOM**

18'2 x 10'5 (5.54m x 3.18m)

##### **KITCHEN**

8'7 x 5'10 (2.62m x 1.78m)

##### **BEDROOM ONE**

16'6 x 12'0(max) (5.03m x 3.66m(max))

##### **ENSUITE SHOWER ROOM**

5'4 x 4'10 (1.63m x 1.47m)

##### **BEDROOM TWO**

11'3 x 10'3 (3.43m x 3.12m)

##### **BATHROOM**

7'6 x 5'6 (2.29m x 1.68m)

##### **GAS CENTRAL HEATING**

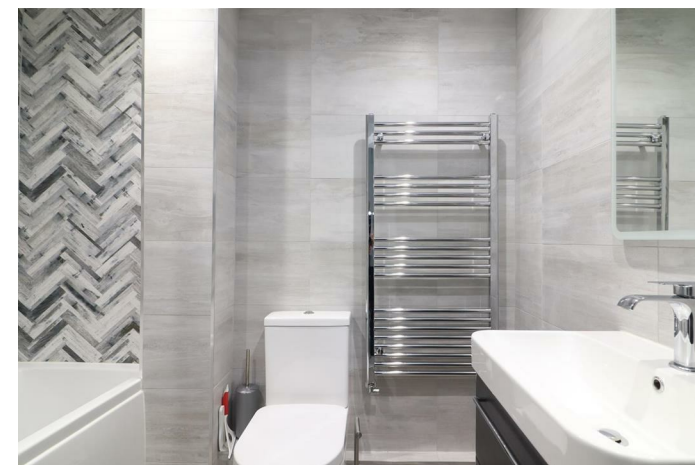
##### **DOUBLE GLAZED WINDOWS**

##### **ALLOCATED PARKING FOR TWO CARS**

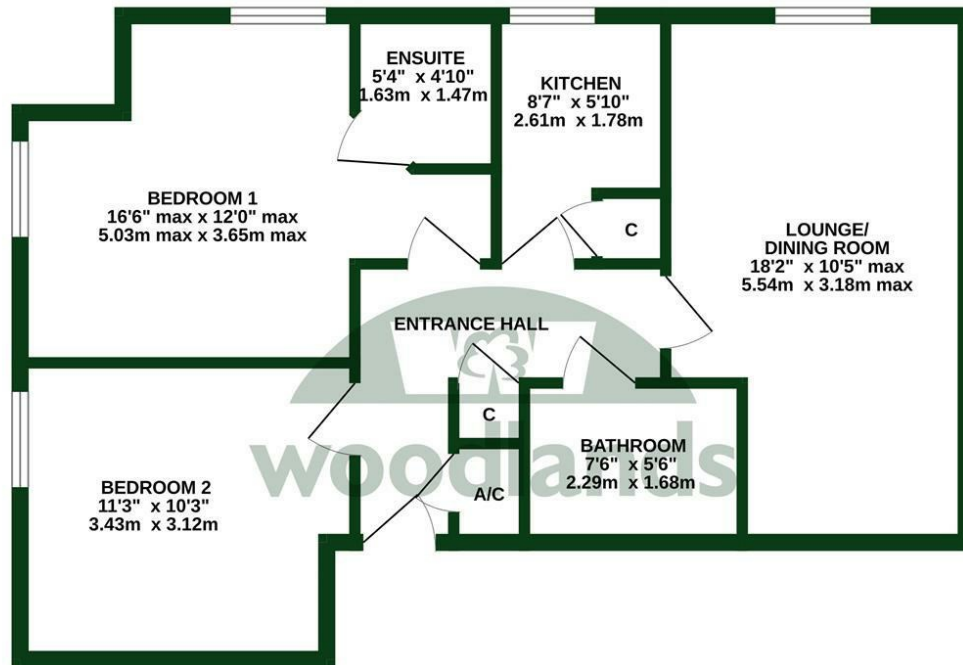
##### **YEARS REMAINING ON LEASE: 103**

##### **GROUND RENT: £250 PER ANNUM**

##### **SERVICE CHARGES: CIRCA £3,000 PER ANNUM**



**FIRST FLOOR**  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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>82</b>                                                                                                     | <b>82</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  |           |

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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