



Connells

Talfourd Way
Redhill



As you enter Royal Earlswood Park you are immediately drawn to the extensive stunning landscaped grounds. The development itself boasts leisure facilities including a gymnasium and heated swimming pool which can be used by the residents.

Accessed via a secure gated entry system you have the benefit of an allocated parking space along with ample visitor bays.

Bright and airy throughout, this modern purpose built apartment is positioned on the top / second floor within the block and consists of a generous living and dining area that is both practical and sociable, whether it's entertaining visiting guests or simply relaxing on a lazy Sunday afternoon.

The kitchen is nicely separated from the living space and the space has been well utilised offering ample wall and base units, part integrated appliances along with plenty of work top space to prepare meals.

There are two generous double bedrooms both of which boast fitted wardrobes and bedroom one has an en-suite shower room and boasts a dual aspect.

To complete the internal accommodation there is a well-equipped bathroom.

Although you get the sense of being so remote you can be in London in no time with rail links from Earlswood train station which is within short walking distance.



Entrance Hallway

Living & Dining Room

18' 1" x 10' 4" Max (5.51m x 3.15m Max)

Kitchen

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

Bedroom One

16' 6" Max x 12' Max (5.03m Max x 3.66m Max)

En-Suite Shower Room

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

Bedroom Two

11' 4" Max x 10' 3" (3.45m Max x 3.12m)

Bathroom

7' 3" x 5' 10" Max (2.21m x 1.78m Max)

Outside

One Allocated Parking Space

Visitor Parking Bays

Landscaped Grounds

Leisure Facilities

A gym and swimming pool complex exclusive to residents only allowing unlimited use of the leisure facilities









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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43 Station Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407357

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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