



**18 VICTORIA COURT ROYAL EARLSWOOD PARK, REDHILL, SURREY,
RH1 6TE**

OFFERS IN EXCESS OF £375,000

SPACIOUS LUXURY APARTMENT WITHIN A SOUGHT AFTER 21 ACRES DEVELOPMENT INCLUDING GYM AND SWIMMING POOL FACILITIES

This well presented upper floor apartment offers generous rooms sizes and great views over some of the well tended grounds.

You have a large entrance hall with built in storage, a twin bay lounge/dining room with high ceilings, a kitchen/breakfast room, two double bedrooms, an en-suite bathroom and a separate shower room.

Externally you have two allocated parking spaces.

Royal Earlswood park benefits from 21 acres of landscaped grounds as well as a residents gym and swimming pool complex.

Nearby you have Earlswood train station which provides direct links to London and Gatwick, in addition there are local shops and schools.

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|----------------------|--------------------------|
| ■ LUXURY APARTMENT | ■ SPACIOUS PROPERTY |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN/BREAKFAST ROOM |
| ■ TWO BEDROOMS | ■ CHARACTER BUILDING |
| ■ OFF ROAD PARKING | ■ SOUGHT AFTER LOCATION |
| ■ RESIDENTS GYM | ■ 21 ACRES OF GROUNDS |





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINING ROOM
19'9 x 17'9 (6.02m x 5.41m)

KITCHEN/BREAKFAST ROOM
15'0 x 9'10 (4.57m x 3.00m)

BEDROOM ONE
14'6 x 14'6 (4.42m x 4.42m)

ENSUITE BATHROOM
7'8 x 5'4 (2.34m x 1.63m)

BEDROOM TWO
11'7 x 10'7 (3.53m x 3.23m)

SHOWER ROOM
7'5 x 4'9 (2.26m x 1.45m)

GAS CENTRAL HEATING

OFF ROAD PARKING FOR TWO CARS

21 ACRES OF COMMUNAL GARDENS

RESIDENTS GYM & SWIMMING POOL

LEASE: 125 YEARS FROM 2001

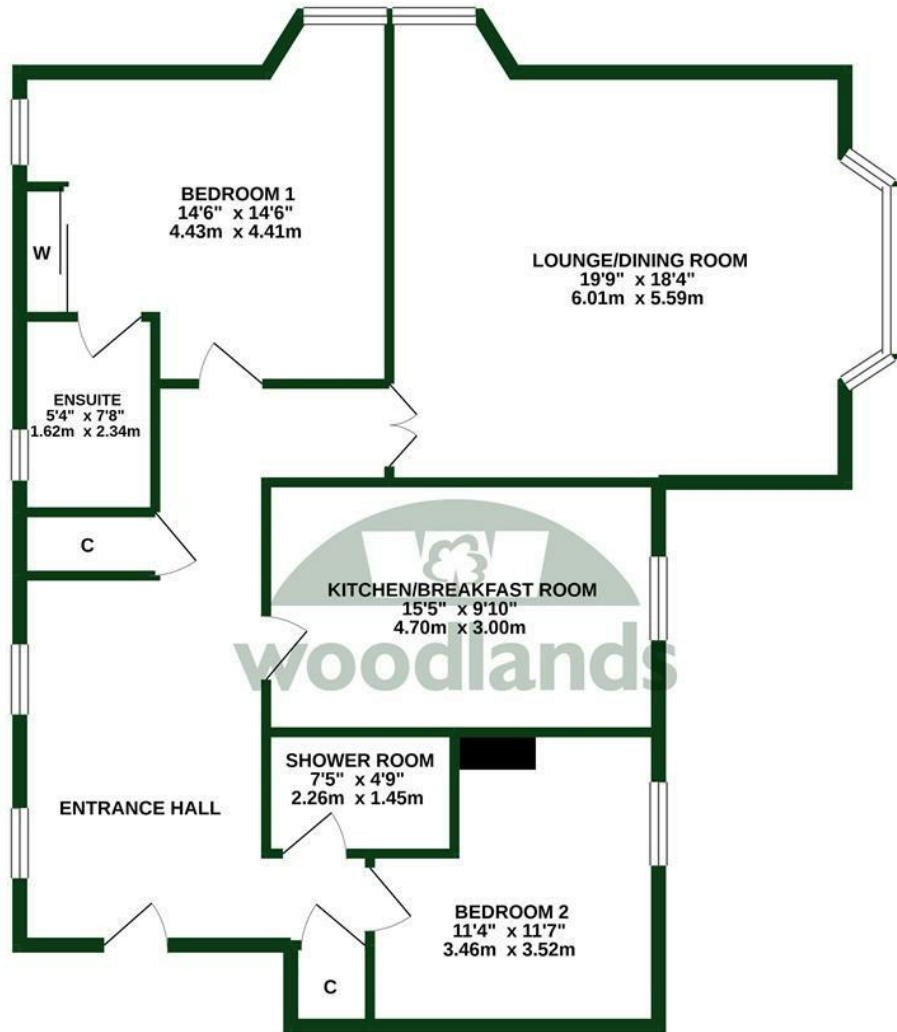
GROUND RENT: TBC

MAINTENANCE: TBC

COUNCIL TAX BAND: E



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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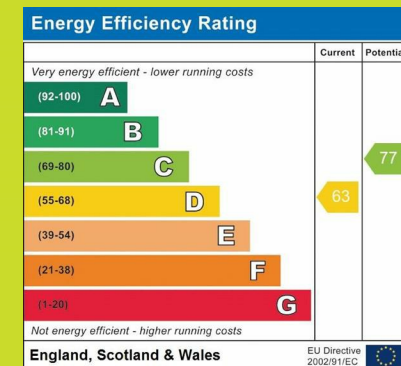


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