



**14 EDWARD HOUSE ROYAL EARLSWOOD PARK, REDHILL,
SURREY, RH1 6TL
£450,000
LEASEHOLD**

***** PROPERTY VISIT AVAILABLE BY APPOINTMENT *****

**EXCEPTIONALLY SPACIOUS THREE BEDROOM CONVERSION
APARTMENT SET WITHIN 21 ACRES OF STUNNING GROUNDS ON THE
PRESTIGIOUS ROYAL EARLSWOOD PARK DEVELOPMENT**

This characterful and generously proportioned property forms part of a wonderful period building located to the south of Earlswood within easy reach of Earlswood train station.

Through the private front door there is a grand hall way with nearly 14ft high ceilings, a storage cupboard, airing cupboard and cloakroom. Double doors lead into a dual aspect living space that has high ceilings and a lovely southerly aspect outlook. Off the hallway you have a kitchen/breakfast room with integrated appliances and a bay window, a modern shower room, three double bedrooms with the principal bedroom benefiting from fitted wardrobes and an ensuite bathroom.

The residents of Royal Earlswood Park benefit from 21 acres of well maintained grounds as well as a gymnasium and swimming pool.

Nearby you have direct trains to London from Earlswood station and also local shops within Earlswood itself. Gatwick airport and the south coast are also easily accessible.

- **PRESTIGIOUS DEVELOPMENT**
- **PRIVATE FRONT DOOR**
- **KITCHEN/BREAKFAST ROOM**
- **BATHROOM & SHOWER ROOM**
- **COUNCIL TAX BAND: E**
- **BEAUTIFUL GROUNDS**
- **LOUNGE/DINING ROOM**
- **THREE BEDROOMS**
- **ALLOCATED PARKING FOR TWO**
- **EPC RATING: C**





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

ENTRANCE HALL

30'7 x 14'4 (9.32m x 4.37m)

CLOAKROOM

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

LOUNGE/DINING ROOM

23'2 x 13'11 (7.06m x 4.24m)

KITCHEN/BREAKFAST ROOM

13'0 x 9'10 (3.96m x 3.00m)

BEDROOM ONE

15'11 x 12'6 (4.85m x 3.81m)

ENSUITE BATHROOM

9'7 x 6'9 (2.92m x 2.06m)

BEDROOM TWO

17'3 x 9'7 (5.26m x 2.92m)

BEDROOM THREE

13'7 x 8'9 (4.14m x 2.67m)

SHOWER ROOM

8'8 x 8'0 (2.64m x 2.44m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING FOR TWO CARS

21 ACRES OF COMMUNAL GROUNDS

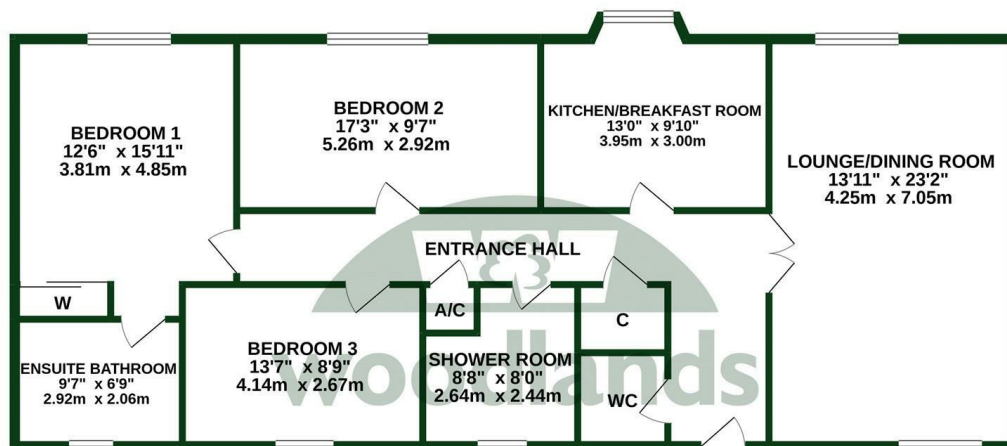
YEARS REMAINING ON LEASE: 100

GROUND RENT: £200 PER ANNUM

MAINTENANCE: £6,260.00 PER ANNUM




GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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