



woodlands

71 TALFOURD WAY, REDHILL, SURREY, RH1 6GD

£250,000

LEASEHOLD

\*\*\* BRIGHT, TOP FLOOR APARTMENT IN A GATED CUL DE SAC WITHIN ROYAL EARLSWOOD PARK \*\*\*

Located on the south side of Redhill, within a short walk of Earlswood train station, this chain free apartment is situated within the prestigious Royal Earlswood Park, which has 21 acres of pristine grounds, as well as gym and swimming pool for the use of residents only.

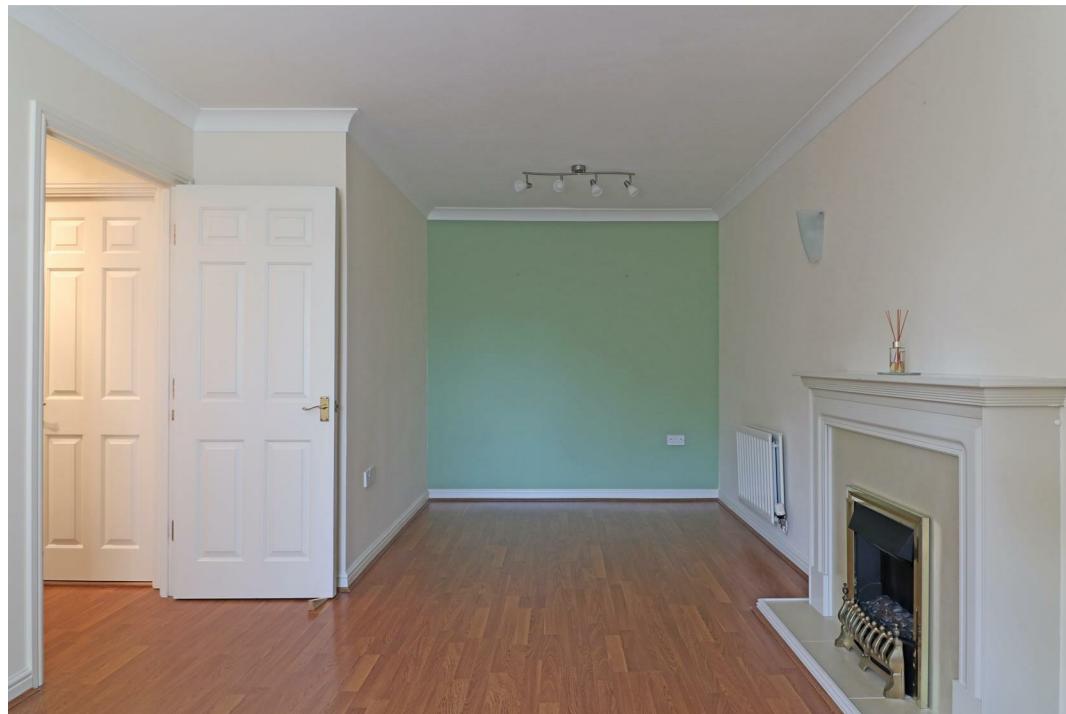
Through the front door there is an L-shaped hallway, with two, built in storage cupboards. You have a lounge/dining room and a separate kitchen, both of which overlook part of the grounds and the woods. Both bedrooms are doubles and have fitted wardrobes, the principal bedroom has an en-suite shower room, and there is a bathroom also.

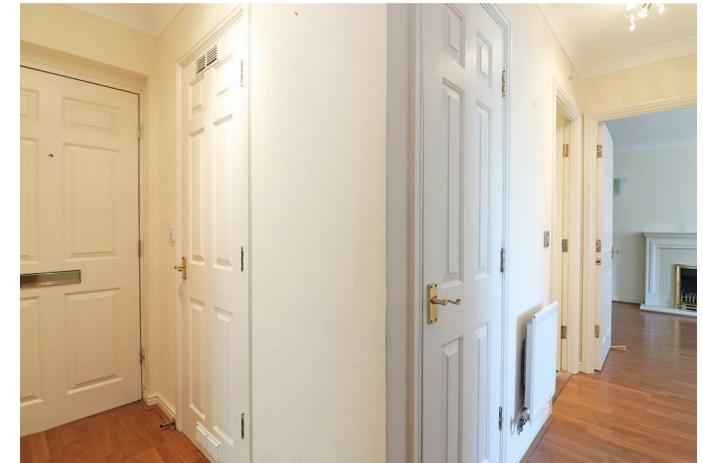
Outside there is an allocated parking space as well as visitor parking. Victoria Court, which is the main building within the development, houses the residents gym and swimming pool, and is a short walk from Talfourd Way.

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.

- TOP FLOOR APARTMENT
- LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- EXTENSIVE GARDENS
- COUNCIL TAX BAND: D

- NO CHAIN
- SEPARATE KITCHEN
- BATHROOM AND ENSUITE
- GATED CUL-DE-SAC
- EPC RATING: C



**ROOM DIMENSIONS:**

**ENTRANCE HALL**  
11'0 x 9'8 (3.35m x 2.95m)

**LOUNGE/DINING ROOM**  
18'1 x 10'4 (5.51m x 3.15m)

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

**BEDROOM ONE**  
16'6 x 12'0 (5.03m x 3.66m)

**ENSUITE SHOWER ROOM**  
5'4 x 4'11 (1.63m x 1.50m)

**BEDROOM TWO**  
11'4 x 10'3 (3.45m x 3.12m)

**BATHROOM**  
7'3 x 5'10 (2.21m x 1.78m)

**GAS CENTRAL HEATING**

**WOOD DOUBLE GLAZED WINDOWS**

**OFF ROAD PARKING FOR ONE CAR + VISITOR SPACES**

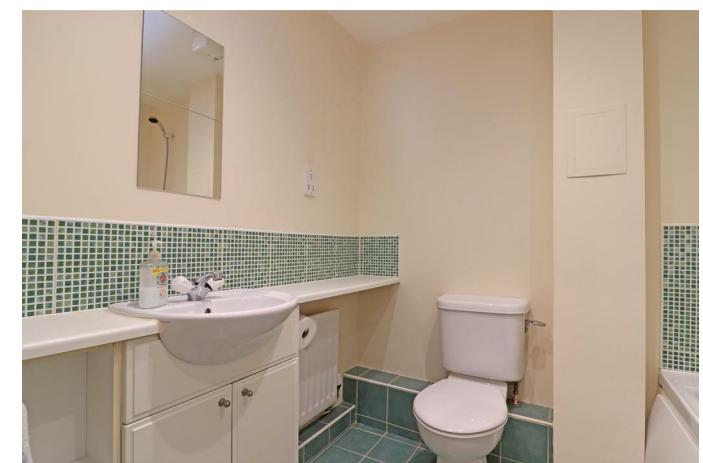
**EXTENSIVE COMMUNAL GROUNDS**

**USE OF GYM AND SWIMMING POOL**

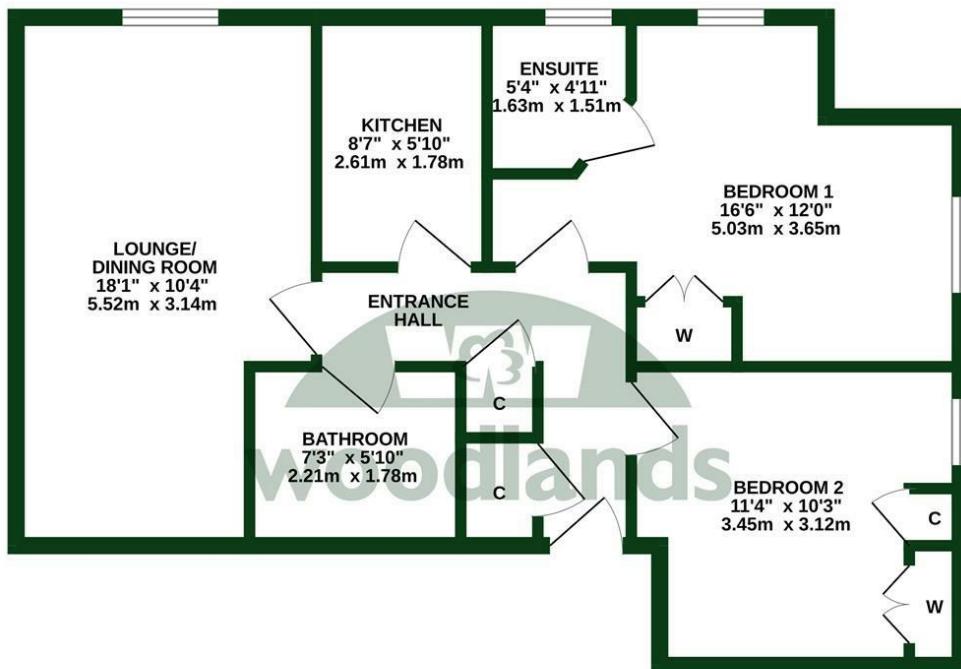
**YEARS REMAINING ON LEASE: 103**

**GROUND RENT: £150 PER ANNUM**

**SERVICE CHARGES: CIRCA £3,400 PER ANNUM**



TOP FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 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	79
(55-68)	D	79
(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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