



1 CAMBRIDGE SQUARE, ROYAL EARLSWOOD PARK, SURREY, RH1 6TG

£295,000

LEASEHOLD

***** TWO BEDROOM GROUND FLOOR APARTMENT WITHIN THE BEAUTIFUL ROYAL EARLSWOOD PARK DEVELOPMENT - WITH NO ONWARD CHAIN *****

Situated centrally within this sought after development, Cambridge Square is a short stroll to the gym and swimming pool, usage of which is included in the monthly service charge. The property itself is well proportioned with a large, I-shaped entrance hall that has built in storage, two double bedrooms, a family bathroom and en-suite shower room. The lounge/dining room is good size and there is a separate fitted kitchen with a double glazed window to the side. Other benefits include, gas central heating and mostly uPVC double glazing windows.

Outside there is an allocated parking space and some gardens surrounding the building, beyond there is around 21 acres of stunning grounds to enjoy which include an ancient avenue of trees, a small lake and extensive lawns. Residents also enjoy the use of a well stocked gym and an indoor pool.

There is a bus service that operates giving you transportation into the town centre, East Surrey Hospital is also close by and you can access Earlswood station easily for main line trains to London and Gatwick as it is only 0.3 of a mile away.

Redhill town centre, which is only a mile or so to the north, offers a wide range of shops and amenities including a leisure centre, 24 hour gym, Sainsburys superstore and fast train links to London. In addition an exciting new multi screen cinema complex is due to open in the town centre in the middle of 2023.

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|--------------------------|---------------------------|
| ■ GROUND FLOOR APARTMENT | ■ PRESTIGIOUS DEVELOPMENT |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ TWO BEDROOMS | ■ BATHROOM & ENSUITE |
| ■ ALLOCATED PARKING | ■ GYM FACILITIES |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

10'9 x 9'2 (3.28m x 2.79m)

LOUNGE/DINING ROOM

19'7 x 11'10 (5.97m x 3.61m)

KITCHEN

10'2 x 5'10 (3.10m x 1.78m)

BEDROOM ONE

14'3 x 10'2 (4.34m x 3.10m)

ENSUITE SHOWER ROOM

5'4 x 4'11 (1.63m x 1.50m)

BEDROOM TWO

10'3 x 9'1 (3.12m x 2.77m)

BATHROOM

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

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING FOR ONE CAR

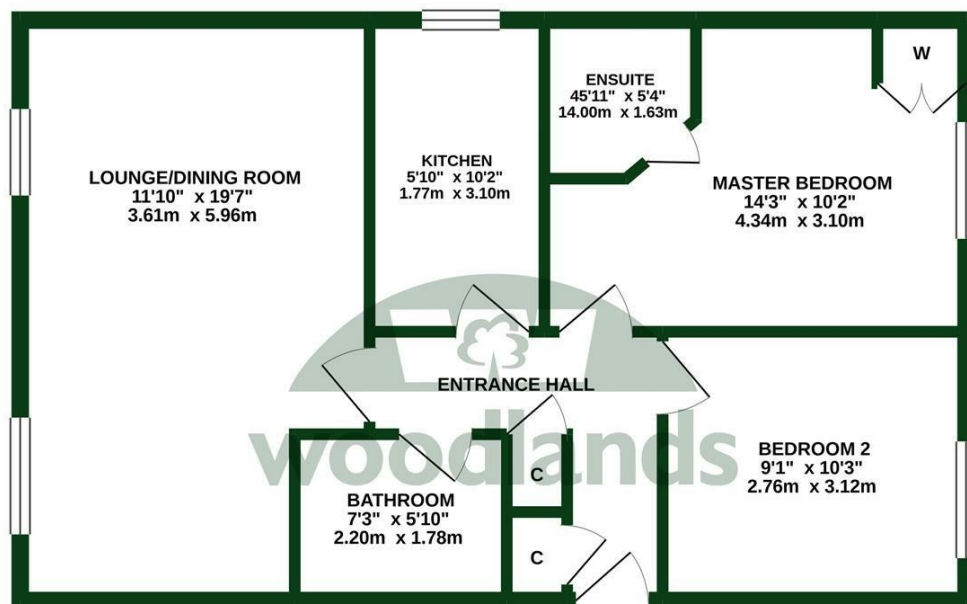
LEASE: 125 YEARS FROM 01.05.99

GROUND RENT: £150 PER ANNUM

MAINTENANCE: £358 PER MONTH




GROUND FLOOR
626 sq. ft. (58.1 sq. m.) approx.



TOTAL FLOOR AREA : 626 sq. ft. (58.1 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	69	76
(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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