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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to present this spacious one-bedroom ground floor apartment, ideally located within the sought-after Royal Earlswood Park development.

The property features a generous living area, a fitted kitchen complete with white goods, a large double bedroom with built in wardrobes, and a bathroom with a shower over the bath. The apartment also benefits from allocated parking for one vehicle.



- Lease: 98 Years
- Service Charge: £3,764.86
- Ground Rent: £238.64

The property comes to the market chain free.

Royal Earlswood Park is a highly desirable development, offering residents exclusive access to a private gym and swimming pool complex. The estate is surrounded by beautifully maintained communal gardens, creating a peaceful and attractive setting.

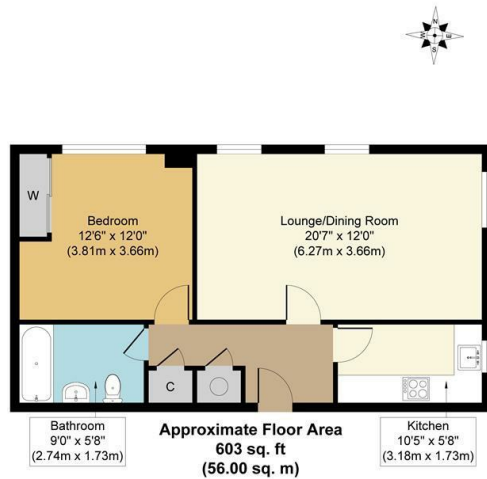
Excellent transport links are available, with rail services from both Earlswood and Redhill stations providing convenient connections to London OR Gatwick.

**Guide Price £210,000**





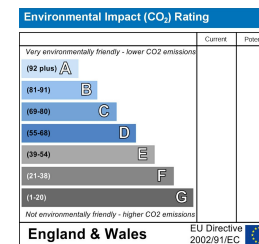
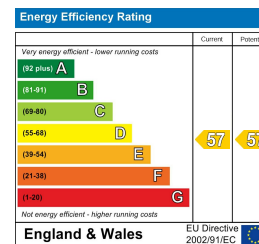
# Floor plan



Talfourd Way, RH1  
Approx. Gross Internal Floor Area 603 sq. ft / 56.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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TENURE: Leasehold  
Council Tax Band: C

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67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

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01293 784422