



Royal Earlswood Park

£235,000

Robert  
Leech. 



A very spacious one bedroom apartment, high ceilings and beautiful views over the communal grounds. Available with no onward chain. Potential for first time buyers or investors (commands a high rental value).  
Two allocated parking spaces. Communal pool & gym.



Situated on the first floor is number 17. A well proportioned and spacious one bedroom apartment with wonderful views over the superb and iconic communal grounds.

The entrance hall has two excellent cupboards providing necessary storage and there is a cloakroom. The kitchen is of excellent size with a comprehensive range of units and integrated appliances. There is also space for a small table and chairs.

The reception room is bright and the high ceilings add to the feeling of space. There is ample room for a dining table within the reception room. The bedroom is also of excellent proportions with ample room for a king size bed and chest of drawers, in addition to the fitted wardrobes with sliding doors. The ensuite bathroom is fitted with a white suite with bath and shower over.

The apartment has the benefit of two allocated parking spaces, conveniently located close to the front door.

The communal grounds extend to approx. 24 acres for the residents to enjoy and there is a communal gym and swimming pool located in a beautiful building with vaulted ceiling.



## At a glance

- Set within the historically esteemed main building
- One bedroom/one bathroom apartment with additional WC
- Beautiful views over the grounds
- Landscaped communal grounds of approx 24 acres
- No onward chain
- Access to communal gym, swimming pool & library
- Great investment opportunity/high rents achievable
- Ground Rent £200
- Service charge £3,408
- EPC E

## Location

Set just to the south of Redhill this property retains easy access to the amenities of both nearby towns of Redhill and Reigate. Redhill also has a broad range of shops within the centre of town including the large Sainsburys supermarket and the Belfry shopping centre, in addition to The Light, the new entertainment venue. Both Redhill station and Earslwood provide train connections to London Gatwick and the South coast. Earslwood station is only 0.7 miles (approx) away on foot.

Reigate provides a comprehensive range of shops and boutiques. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Wagamama's, Cote and Bills as well as several independents.

The M25 is accessible at either Junction 8, at the top of Reigate Hill, or junction 6 at Godstone - giving access to the wider motorway network as well as Gatwick and Heathrow. The Channel Tunnel is within a 90 minute drive.

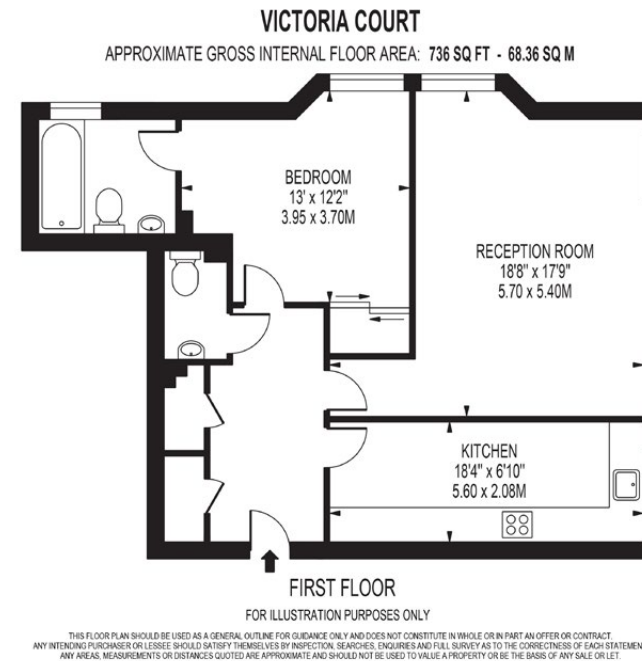
## Intrigued?

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**Robert Leech.**

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