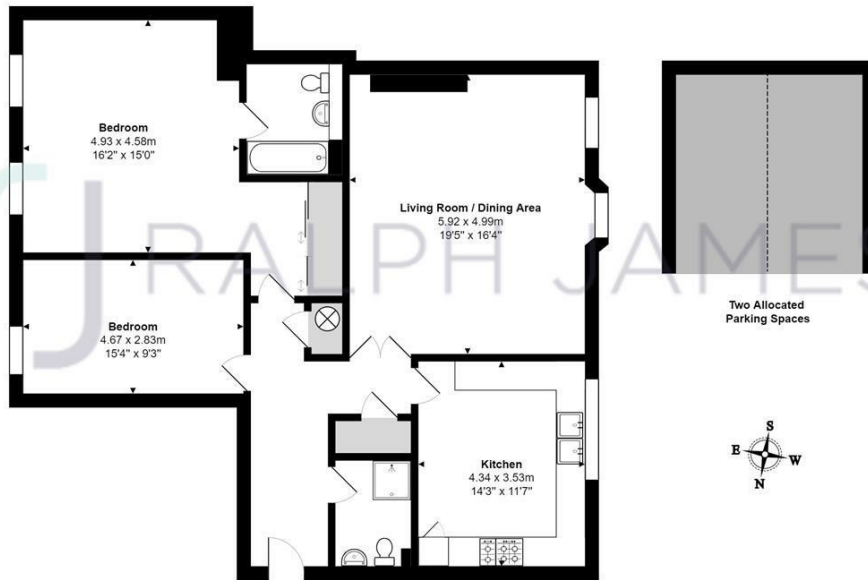


Royal Earlswood Park  
Redhill  
£450,000



RALPH JAMES

# FLOOR PLANS



## First Floor Flat

Victoria Court, Royal Earlswood Park, Redhill

Total Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup> (excluding two allocated parking spaces)  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



## IN A NUTSHELL



Beautiful communal grounds



Open plan living space



Bespoke fitted kitchen



Two double bedrooms



Family bathroom & master en-suite



Allocated parking





# WHAT'S GREAT?

Beautifully presented, this two bedroom first floor purpose built apartment with beautiful original beams and endless amount of light shining throughout is situated in the stunning development of Royal Earlswood Park. As you drive down the impressive driveway you are immediately impressed by the grand mansion surrounded by well-manicured gardens and the long pathway to the front of the house perfectly lined with large fir trees. Amongst the many stunning features of the grounds is the original cathedral which has been converted into the gym and swimming pool of which all the residents here have the benefit of using as often and as frequent as they like.

Entering the spacious hallway, you've got some storage cupboards to keep those household essentials hidden away. Light stylings throughout makes this already roomy apartment appear even more generous and it's neutral décor will make giving your own personal touch a breeze. To your left you've the second bedroom, a double room that would be ideal as a nursery or even a home office. The master bedroom is a great size with big built in wardrobes and also includes an en-suite with a luxury bathtub where you can soak and unwind. The family bathroom is down the hall, with a freestanding shower and it's tiled finished makes cleaning an easy chore.

The open plan living/dining room has a gable ceiling which flows throughout the property. A large L shaped sofa can be added in to help separate the space and at the other end of the room you can add in a table and chair set, perfect for entertaining family and friends! The bespoke fitted kitchen with two tone cupboards and a dark wooden work surface will make anyone envious, integrated appliances, a large island and double ceramic sink are just a few features of this sophisticated space that any budding chef would adore. When you're tidying up after making something delicious you can look out over the spectacular views surrounding the property.



Ashley likes it  
because....

"Character and charm flow endlessly over Royal Earlswood Park and it never fails to impress! It is very rare to find an apartment with both a spacious open plan living and beautiful decor. The colour scheme, modern design and generous space throughout make this the ideal apartment for many buyers."

## SELLER'S SECRET

'During our first viewing of number 66, we were immediately struck by the vast amount of light and space within the apartment. We had been looking for a long time for something that would be right for us and compared to other things we had seen, it was far more interesting, full of character and most importantly all the rooms were large and spacious. The immaculate grounds, which we make good use of all year round, but especially in the Summer, are a real treat and the envy of all of our friends. In addition to the beautiful gardens, having such a well equipped gym and swimming pool on site was a huge added bonus. Within a short walk is Earlswood train station with excellent links to London. Good schools, nice parks and being close to shops and restaurants in Reigate and Redhill have all made Earlswood a convenient place to live - in fact we are looking to stay in the area because we have been so happy here.'

## CLOSE TO HOME

Earlswood train station 0.5m

Redhill 1.7m

Earlswood lakes 1.1m

Reigate 2.6m

East Surrey Hospital 0.3m

Gatwick Airport 4.7m

M25 3.5m

St Johns Pub 1.2m

Lease: 104yrs   Service fee: £306pcm   GR: £16pcm

To buy or not to buy...

RALPH JAMES



39 High Street | Redhill | RH1 1RX | 01737 765555  
admin@ralphjames.co.uk | www.ralphjames.co.uk

