



Stunning high specification, 2 bedroom, 2 bathroom, 1st floor apartment located within 24 acres of grounds, residents only swimming pool and gym.



6 Cambridge Square, Royal Earlswood Park, Redhill, Surrey, RH1 6TG



- 2 double bedrooms.
- 2 bathrooms.
- Open plan reception room with ample space to dine and relax.
- Fitted kitchen with integrated electric oven, gas hob, filter hood, dishwasher, washing machine and fridge/freezer.
- Video entry-phone system.
- 24 acres of residents only grounds.
- Residents only gym and swimming pool.
- Allocated parking.
- Lifestyle changing apartment.
- CHAIN FREE

GUIDE PRICE

£290,000

One Bancroft Road, Reigate, Surrey, RH2 7RP
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LEWIS
WHITE

This is a chance to change your lifestyle for the better with access to residents only gym, swimming pool and 24 acres of grounds making Royal Earlswood Park one of the most desirable places to live within miles.

The apartment is on the 1st floor and has 2 bedrooms, 2 bathrooms, open plan living space with ample space to dine and relax, fitted kitchen with integrated appliances and allocated parking for 1 vehicle.

CHAIN FREE.



**REIGATE
BUSINESS GUILD**

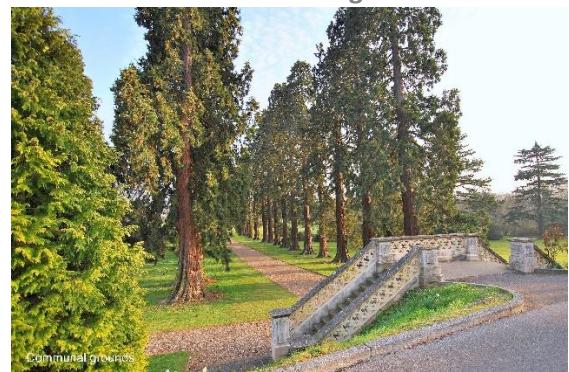
PRS Property
Redress
Scheme

Council tax band: D EPC Rating: Actual: 79 Potential: 81 Maintenance Charge £2,900 per annum.
Ground rent £350 per annum. Lease 103 years remaining.

Sitting/dining room



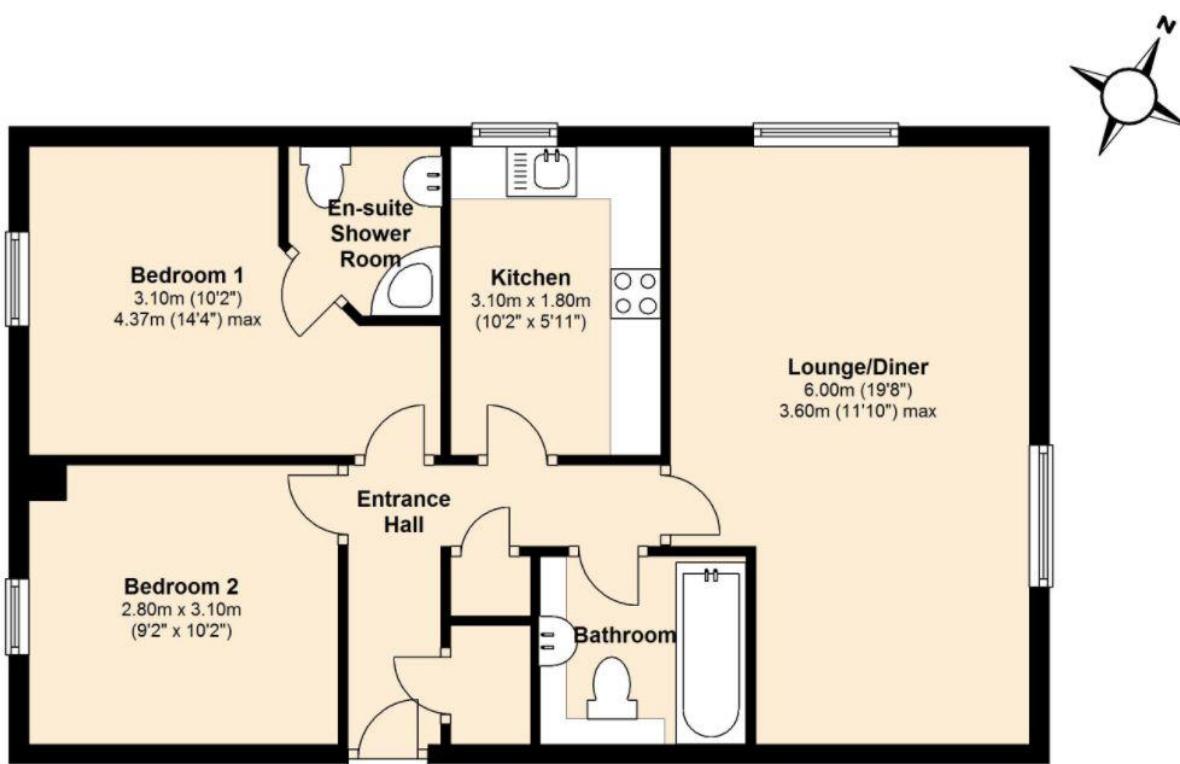
Communal grounds



These details are of course subject to any necessary consents and regulations. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission or accidental error shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Purchaser.

First Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



Total area: approx. 57.9 sq. metres (623.6 sq. feet)

These drawings are not to scale and are for representational purposes only. Brian Blunden
Plan produced using The Mobile Agent.