


## 2 bed apartment to buy in RH1

Reed Drive, Redhill, Surrey, RH1 6TA

# £225,000 Starting Bid

x 2 x 2 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- Residents Gym & Pool
- Modern Kitchen with integrated appliances
- Lounge/dining room
- EPC Rating C

## Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good


### Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply.

Welcome to this exceptional two-bedroom ground floor apartment, situated within the highly desirable Royal Earlswood Park development, a prestigious gated community renowned for its elegant architecture and secure, tranquil environment.

This beautifully presented residence offers an impressive blend of contemporary style and timeless comfort, with the added luxury of exclusive residents' facilities including a state-of-the-art gym and a heated indoor swimming pool (perfect for both relaxation and fitness).

Upon entering the apartment, you are greeted by a spacious hallway that leads into a generous lounge and dining room, thoughtfully designed to maximise natural light and provide a versatile space ideal for entertaining or unwinding after a long day. The modern kitchen, fitted with integrated appliances, boasts sleek cabinetry and ample workspace, making it a pleasure for both every-day living and culinary pursuits. Both bedrooms are well-proportioned doubles, offering plenty of space for furnishings and storage, while the principal bedroom benefits from a stylish ensuite shower room. The second bedroom enjoys direct access to the contemporary Jack & Jill bathroom, which features quality fixtures and a sophisticated design, ensuring convenience and privacy for both residents and guests. Throughout the apartment, stylish window shutters and tasteful décor create a warm and inviting atmosphere. Views extend towards Victoria Court and Edward House from the front of the property, further enhancing the sense of exclusivity and connection to the wider development.

Additional features include two allocated parking spaces (a rare advantage in such a sought-after location), a secure entry phone system for peace of mind, and access to beautifully maintained communal areas that reflect the pride and care invested in this unique community.

With its combination of luxurious amenities, exceptional presentation, and a prime position within one of the area's most admired addresses, this ground floor apartment offers an unparalleled lifestyle opportunity for discerning buyers seeking comfort, convenience, and prestige in equal measure.

The property is offered for sale with no onward chain.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 97

Annual Ground Rent Amount: £318.00

Annual Service Charge Amount: £3,973.00

Price: Starting Bid £225,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

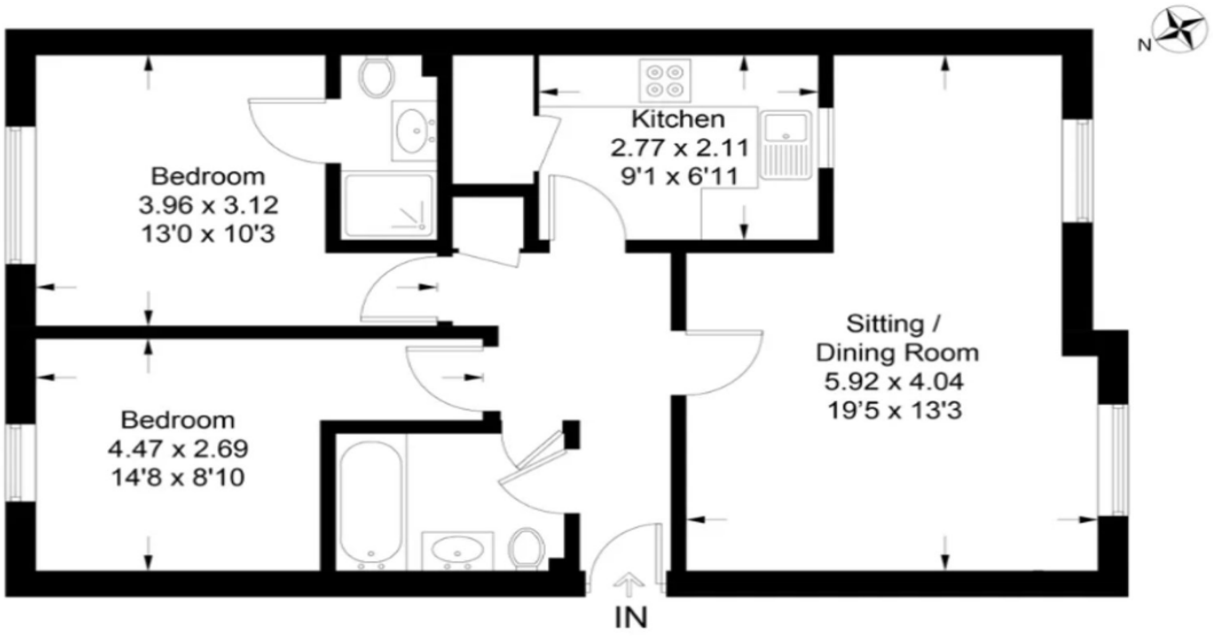
Sewerage: Standard UK domestic

Air conditioning: No

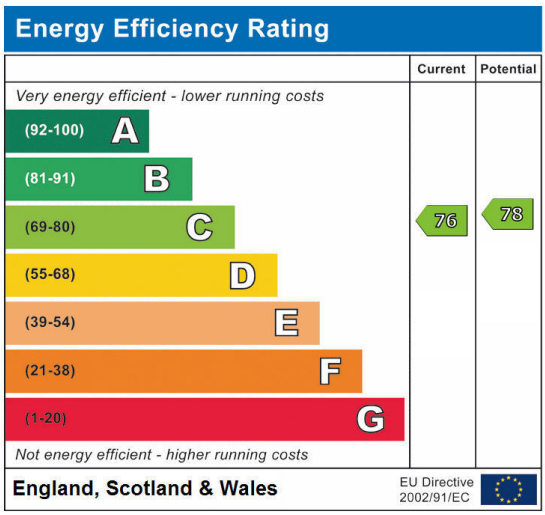
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft




All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon for accuracy. Prospective buyers should verify measurements independently.




Reed Drive, Redhill, Surrey, RH1 6TA

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY, Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.