



Talfourd Way, Redhill

Guide Price £240,000 – £250,000



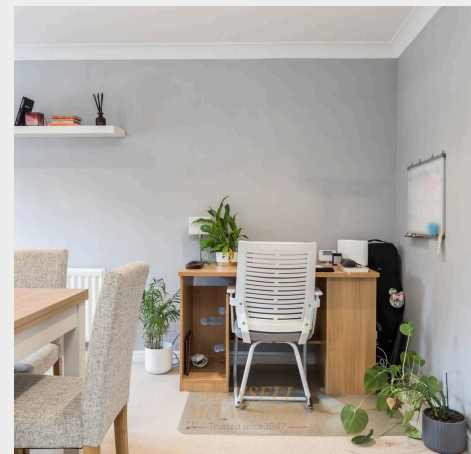
**MANSELL
McTAGGART**
— Trusted since 1947 —



- 1 double bedroom ground floor flat
- Double length living/dining room
- Sought after Royal Earlswood park development
- Private residents only leisure centre with swimming pool and gym
- New boiler with warranty
- Beautifully upgraded bathroom
- Substantial, scenic communal grounds
- 10 Minute walk to Earlswood Station
- Council Tax Band 'C' and EPC 'B'

As you approach the sought-after Royal Earlswood Park development, a gently winding private road leads through 21 acres of beautifully maintained communal grounds, creating a peaceful and picturesque setting with lovely dog-walking routes. Closer to the building, a private residents' and visitors' gate provides access to a secure telecom entry system. The communal areas are well cared for, and the apartment itself is conveniently positioned on the ground floor.

Inside, a welcoming entrance hallway offers access to all rooms and includes two generous storage cupboards. The spacious, double-length open-plan living area is the heart of the home, combining modern style with comfortable, flexible living space. Dual-aspect windows fill the room with natural light, while the electric fireplace adds a cosy touch for relaxing evenings in.



The kitchen features a good range of wall and base units, an integrated oven and hob, and space for freestanding appliances. It's finished with roll-top work surfaces and tiled flooring for a clean, practical look. The property also benefits from a recently installed boiler still under warranty, offering added efficiency and reassurance.

The upgraded bathroom is beautifully presented, offering two built-in storage units, a bath with shower over, WC, hand wash basin, and heated towel rail, with part-tiled walls and fully tiled flooring.

The bedroom provides plenty of space for a super king-size bed, large wardrobes, and other furniture, while a large window allows lots of natural light to pour in, creating a calm and inviting atmosphere.

Outside, the property includes an allocated parking space along with ample visitor parking. Just a short stroll away, residents can make use of the on-site gym and swimming pool, exclusively for those living within the development.

Lease Details

Length of Lease: 102 years remaining (2025)

Annual Service Charge – £3,500

Service Charge Review Period – May

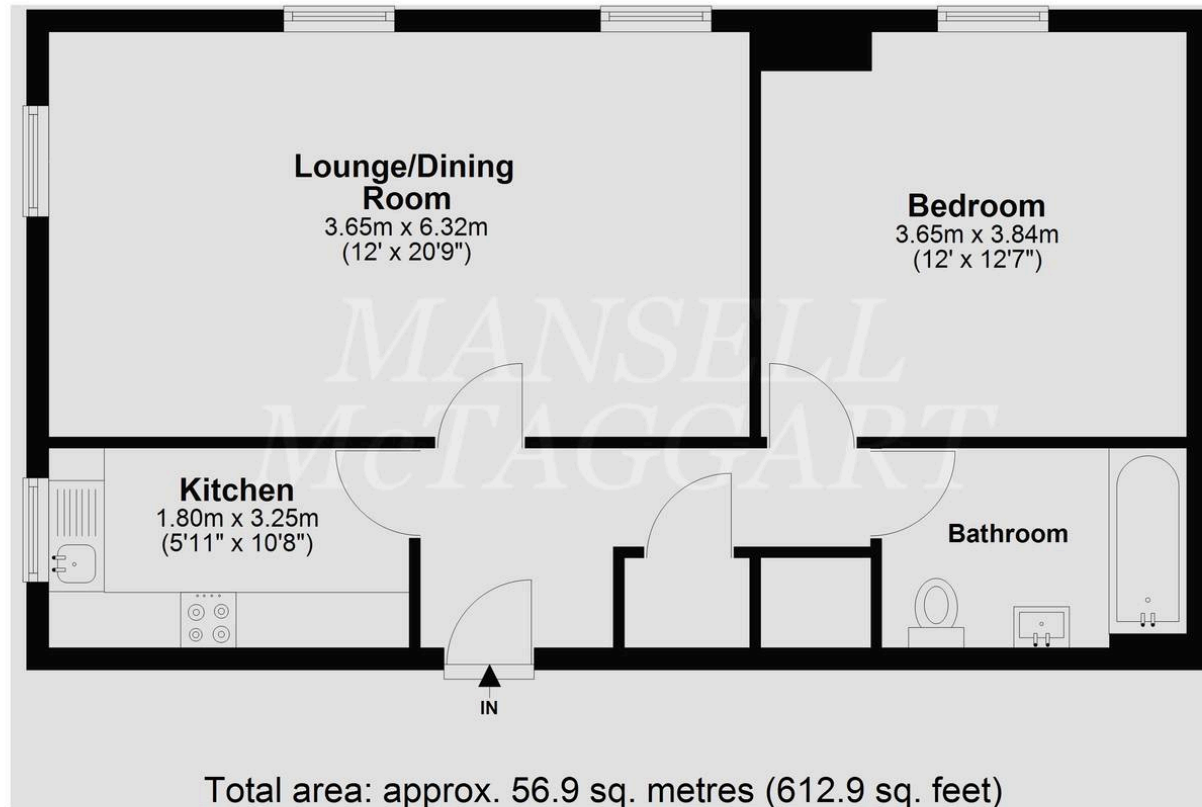
Annual Ground Rent – £228.46

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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