

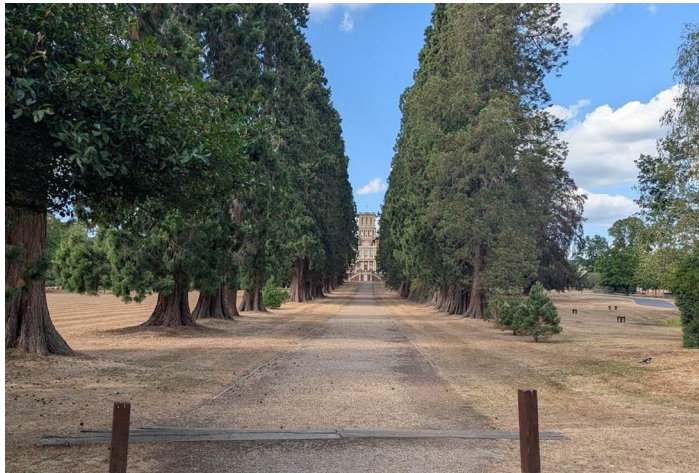


Flat 38 Victoria Court Royal Earlswood Park, Redhill, Surrey RH1 6TE

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- BY PUBLIC AUCTION - Vacant Possession Upon Completion / No Onward Chain
- We will be holding viewing slots please call us on 01737 832 845 or email us info@aspreyestates.co.uk
- Bidding Opens 7th October 12 noon - 8th October 2pm
- Impressive two-bedroom apartment 1,162 sq.ft. (source EPC)
- Situated in Grade II listed Victoria Court
- Onsite leisure complex with heated indoor swimming pool
- Set inside the 24-acre estate of Royal Earlswood Park
- Vacant
- EPC Rating: C

£250,000 Leasehold



DESCRIPTION

BY PUBLIC AUCTION - Vacant Possession Upon Completion / No Onward Chain

Bidding Opens 7th October 12 noon - scheduled end date 8th October 2pm

An impressive two-bedroom apartment situated within the magnificent Grade II listed Victoria Court, set inside the prestigious, 24-acre estate of Royal Earlswood Park. Offering around 1,126 sq. ft. of exceptionally spacious accommodation, highlighted by soaring ceilings, open steel roof trusses and striking exposed timber framework.

Well-presented throughout, this apartment presents an outstanding opportunity for buyers to secure a unique lifestyle home or investment within a landmark conversion, complete with an onsite leisure complex including a heated indoor swimming pool and well-equipped gymnasium and picturesque communal grounds.

The apartment opens into a wide, welcoming reception hallway featuring vaulted high ceilings and original white-painted steel beams.

Double doors lead to a vast open plan multi room featuring ample space for kitchen, dining and sitting room areas with a magnificent high vaulted ceiling.

The substantial master double bedroom includes built-in mirror-fronted sliding wardrobes and an en-suite bathroom.

The large second double bedroom also features an en-suite shower room.

Royal Earlswood Park is renowned for its private, park-like environment, featuring 24 acres of manicured lawns, mature tree-lined avenue and scenic walking paths. Residents enjoy exclusive access to an onsite leisure facility equipped with an indoor swimming pool and gym. The flat benefits from two allocated parking spaces and there are also visitor parking bays.

Victoria Court is conveniently placed for Redhill and Reigate town centres, giving easy access to a variety of shops, restaurants, supermarkets and schools. Earlswood station is nearby, offering direct rail links to London and Gatwick Airport. Excellent road connections are available via the A217, M25 and M23.





Victoria Court, Royal Earlswood Park, Rehill

Total Area: 134.6 m² ... 1126 ft²

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.

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ASPREY
ESTATES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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