

Kennedys'

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25, Brooklands Court, Wray
Park Road
Reigate
RH2 0EE

Set on one of Reigate's most sought-after roads, this well-presented first-floor apartment offers over 60's an independent lifestyle a short walk from the town centre. Bright, well-proportioned rooms, a modern kitchen and bathroom and double glazing throughout. Perfect for those wanting quality, convenience and peace of mind in a prime Reigate location.

£170,000



2



1



1



2



- No onward chain
- 60+ living, independent living, not traditional retirement
- Recently fitted double-glazing throughout
- Weekly visiting warden, offering reassurance without intrusion
- Shops, cafés and amenities nearby
- Walking distance of Reigate Town Centre
- Newly fitted kitchen and bathroom
- Pull-cord emergency system, for added peace of mind
- Set in beautiful, well-maintained surroundings
- Viewing by appointment only



PROPERTY DESCRIPTION

Set on one of Reigate's most sought-after roads, this well-kept first-floor apartment for the over 60's offers an easy, independent lifestyle just a short, level walk into Reigate town centre.

This is not a traditional retirement flat. It's ideal for someone who wants to downsize without giving up quality, privacy or location. The apartment enjoys beautiful, well-maintained surroundings and a peaceful setting, yet cafés, shops and amenities are all close at hand. Inside, the property is bright, clean and well presented, with a modern kitchen and bathroom, double glazing throughout and well-proportioned rooms that are easy to live in and easy to manage. For peace of mind, there is a weekly visiting warden and a pull-cord emergency system, offering reassurance without intrusion, support when you need it, independence when you don't.

If you're looking for a safe move that still feels like home, in a top Reigate location, this apartment does exactly that.

The town, as mentioned, provides a comprehensive range of shops and boutiques including amongst others Oliver Bonas, Jo Malone and Mint Velvet. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Bill's, Cote and Wagamama. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and a cafe.





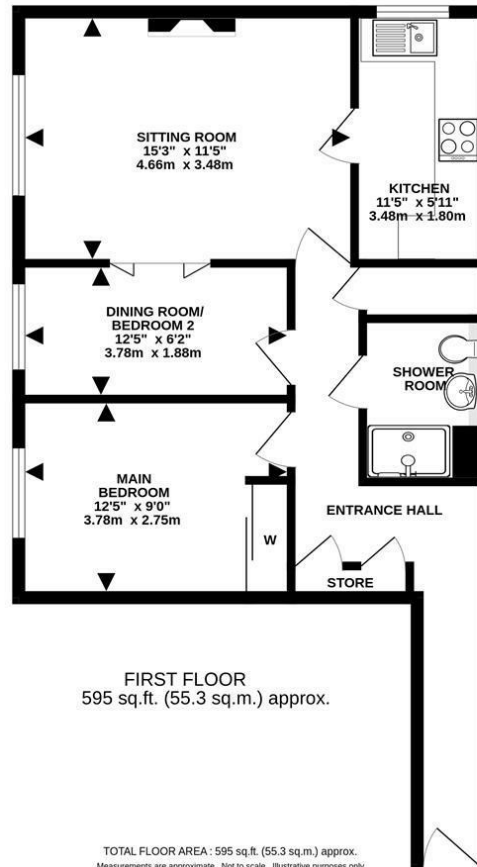




PROPERTY DESCRIPTION

The area offers a wide range of sporting facilities including rugby, cricket and tennis clubs. For golfers local courses include Reigate Heath, Reigate Hill, Betchworth Park, Walton Heath and the RAC at Epsom. Commuting to London from Reigate station takes around 45 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is just over approximately one and a half miles away, which offers direct routes into London Bridge and Victoria in under 40 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed at the top of Reigate Hill with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around 8 miles distant whilst Heathrow Airport is within 30 miles.

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FIRST FLOOR
595 sq.ft. (55.3 sq.m.) approx.

TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 5/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Mild energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25, Brooklands Court, Wray Park

If you would like to arrange a viewing, please call Helen Miles on 07985 296256

TENURE: Leasehold

EPC RATING: B

COUNCIL: Reigate & Banstead

TAX BAND: C

These particulars, whilst believed to be accurate are set out as a general guide 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 Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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