



**Reigate Hill, Reigate**  
£1,500 Per Month





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Opportunities like this don't come around often. This apartment offers a rare blend of privacy, space, and convenience — perfect for tenants looking for something truly special.

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Apartments with private gardens are uncommon, but one with a garden of this size, orientation and privacy? Even rarer. This immaculate ground-floor apartment in the exclusive Cedar Rise development offers a lifestyle that simply doesn't come to market often.

Set behind secure gates and built by Devine Homes PLC in 2011, this home is positioned quietly at the rear of the development. You'll benefit from both communal entrance access and your own private gate that opens directly into the garden — a standout feature in its own right.

Inside, the apartment is finished to an excellent standard. The entrance hall includes an entry phone system and a deep storage cupboard that houses the heating system. The double bedroom is bright and welcoming, with dual-aspect windows, built-in wardrobes, and plantation shutters.

The fully tiled bathroom includes two vanity units, a heated towel rail and modern fittings. The open-plan living/dining space is generous, connecting to a sleek fitted kitchen. Should you prefer, doors could easily be reinstated to create separation. Patio doors lead straight to the garden, allowing natural light to flood the room.

This is what makes the property truly exceptional. The west-facing garden is incredibly spacious — a unique offering for an apartment. With a lawn, patio seating area, retractable awning, attractive flower beds, and its own storage shed, it's more in line with what you'd expect from a house than a flat. There's also an outdoor tap, secure side access, and allocated parking, plus access to communal coded storage and visitors' bays within the development.

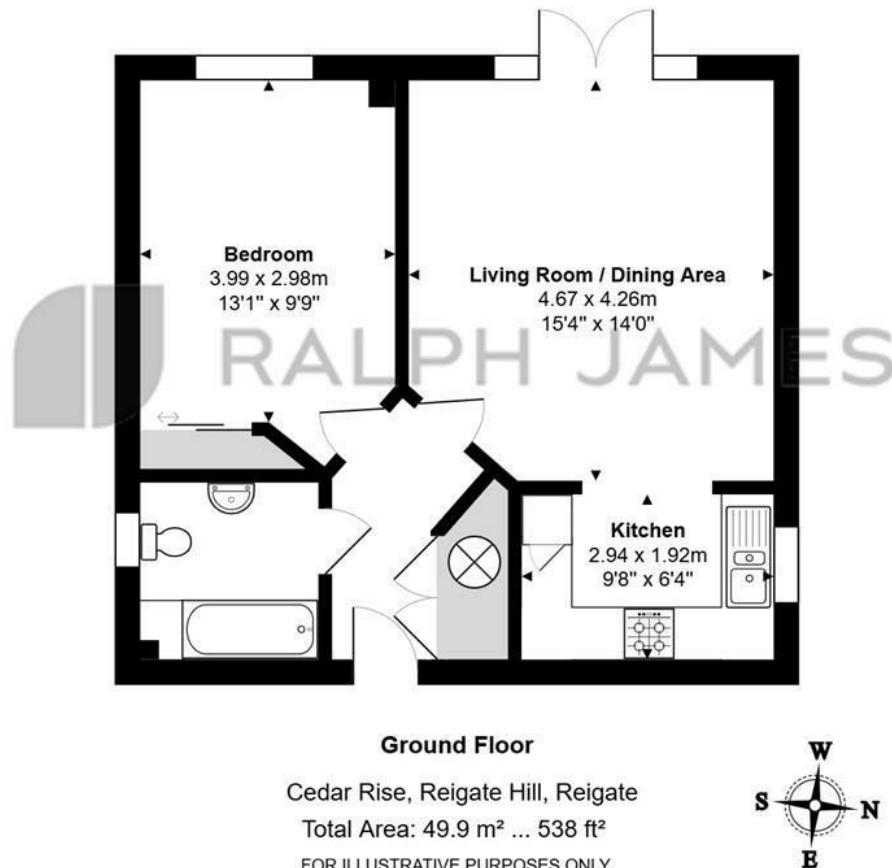
Located in desirable Reigate, you're minutes from boutique shopping, cafés, and restaurants including Bill's, Côte, Wagamama, and M&S Simply Food. Reigate Priory Park offers open green space and excellent leisure facilities.

For commuters, Reigate Station connects to London in around 40 minutes, with faster services to Gatwick.



## Need to know

- Exceptionally rare ground floor apartment with a large private west-facing garden
- Located within a gated modern development built by Devine Homes in 2011
- Dual access via communal entrance and private garden gate
- Bright and spacious double bedroom with built-in wardrobes and plantation shutters
- Contemporary open-plan living/dining space with patio doors to the garden
- Sleek, fully tiled bathroom with two vanity units and heated towel rail
- Underfloor heating throughout and excellent internal storage
- Allocated parking, visitor bays, external storage, and secure communal areas
- EPC: C
- Council: C



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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## Interested?

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