

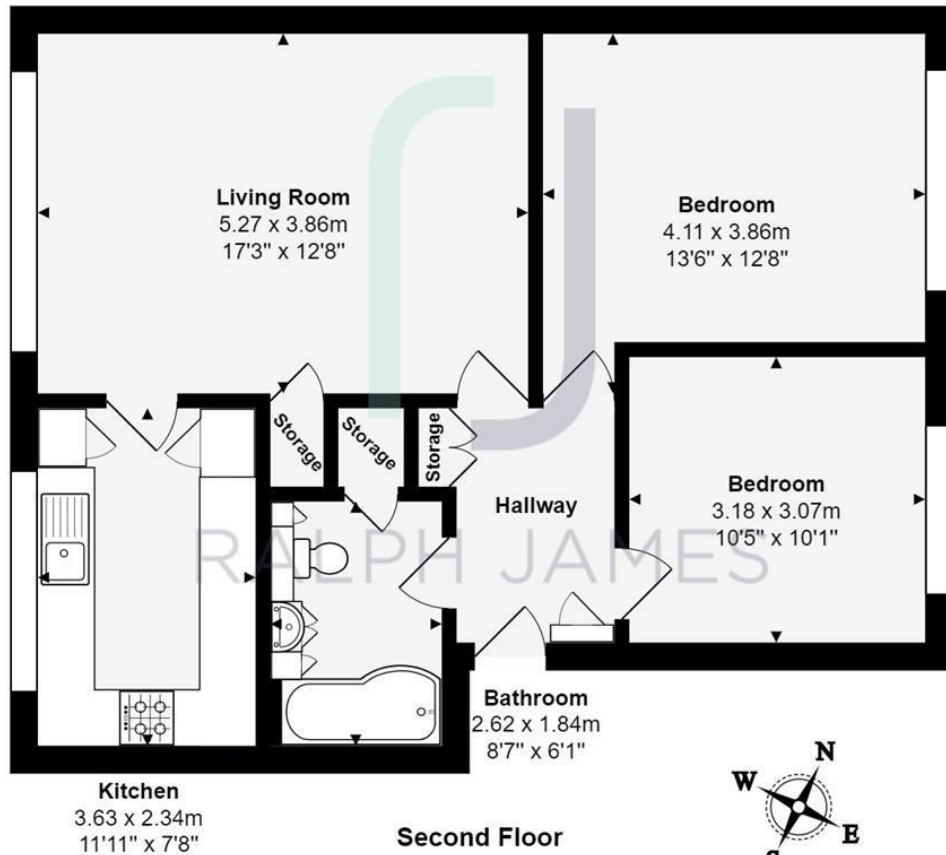
# Wray Common Road Reigate

£325,000



RALPH JAMES

# FLOOR PLANS



Treeview Court, Reigate

Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## IN A NUTSHELL



Well maintained communal gardens



Spacious, bright living/dining



Modern, separate kitchen



Two double bedrooms



Modern bathroom



Garage en-bloc & parking





# WHAT'S GREAT?

Set between two great towns, you'll find everything you need from suburban life in this great apartment. This spot is every commuter's dream within walking distance to both Redhill & Reigate stations.

This second-floor apartment has an exceptionally large living/dining room which is flooded with light through the generously sized, double glazed windows. There's plenty of room for a dining table so you can host formal dinner parties with your friends and family before retiring to the sofas to watch a good movie!

There's a separate well-appointed kitchen, which is modern with white units and integrated appliances including a fridge/freezer microwave, electric oven and a four ring gas hob. There is also plenty of work top space, ideal when preparing meals and a large storage cupboard behind the kitchen door.

Typical of this age building, the large rooms have big windows which flood each room with light. There are two double bedrooms and a contemporary style bathroom with a great storage cupboard. There is also residents' parking within the grounds, a garage and a fabulous, well kept communal garden to enjoy during the summer months with a blanket, a good book and a fresh drink.

You can easily walk into Reigate or Redhill town centre where you can catch a fast train to London in under 40 minutes. Reigate is well known for its variety of fancy eateries and entertaining pubs with live music. At the weekend the Everyman cinema is a great place to watch the latest Hollywood movie. The Priory Park is just beautiful with its flower gardens, children's play area and lake, fantastic for taking a stroll and enjoying the great outdoors all year.



Thomas likes it  
because....

"This bright and airy apartment benefits from an exceptionally large reception room with large windows overlooking the communal gardens. Having been upgraded with contemporary kitchen and bathroom, it really is a delightful property. Being able to walk to either Redhill or Reigate makes it a great apartment in an enviable position."

## SELLER'S SECRET

## CLOSE TO HOME

Reigate Station 0.8m

Reigate High Street 0.9m

Reigate Grammar School 0.5m

Reigate College 0.7m

Wray Common Primary School 0.7m

Gatwick Airport 6.2m

East Surrey Hospital 2.3m

Redhill Station 1.1m

Lease: 110

Service: £1200 PA

GR: £25PA

To buy or not to buy...

RALPH JAMES



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