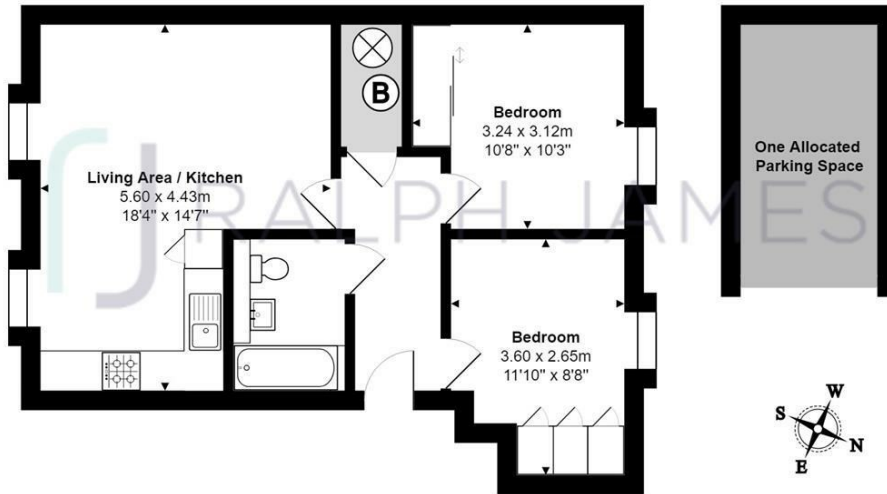


Warren Road
Reigate
Surrey
£300,000



RALPH JAMES

FLOOR PLANS



Second Floor Flat

Stockton House, Warren Road, Reigate

Total Area: 53.1 m² ... 571 ft² (excluding one allocated parking space)

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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IN A NUTSHELL



Walking distance to the Priory Park



Two double bedrooms



Open plan living/dining room



One modern bathroom



Open plan modern kitchen



One allocated parking space



WHAT'S GREAT?

PRICE GUIDE £300,000 - £325,000

Stockton House is on the end of the beautifully painted row of apartments, built in 2011 with a 10 year NHBC warranty. The road has that London vibe; something you would expect to see in Notting hill!

Reigate is arguably one the most popular towns people love to visit. It's beautiful and unique High Street shops keep up to date with the latest trends, a great array of restaurants and Everyman cinema shows all of the latest movies with themed cocktails and popcorn! Reigate Priory Park is the perfect place to be anytime of the year come rain or sun shine. Ideal for long walks, sunbathing, BBQ's with friends or keeping fit with outdoor boot camps.

Park in your allocated space and enter through the secure entry phone system, walk up the well maintained communal stairs to the top floor. Inside the apartment you are welcomed by a spacious hall way with very handy, deep set cupboards, ideal for storage.

Through to the open plan living/kitchen/dining area the high ceilings give it a great sense of space and the room is filled with natural daylight complementing the neutral decor and modern furnishings. This sociable layout allows you to dine with friends and family or snuggle up on the sofa and catch up on your favorite TV shows. The modern kitchen has integrated appliances leaving more room for storage keeping it easy for preparing meals.

The two double bedrooms both have fitted wardrobes, ideal for sharing with friends or having guests stay. Both bedrooms have full use of the modern bathroom which has a shower over the bath.

If you get the train on a regular basis, you will be very happy to know this property is literally a stone's throw away from Reigate train station on Holmesdale Road and you can be in London in under 40 minutes. However, if you drive to and from work, there is a handy under cover allocated parking space so you can jump in the car, head up Reigate Hill and be on the M25.



Ashley likes it
because....

"Having had friends live in the building, I can safely say the location is brilliant for walking to the station, shops and Reigate High Street, especially on a night out in one of Reigate's trendy cocktail bars. The friendly neighbourhood is peaceful and the communal areas are always well kept, it's a great property for any first time buyers, professionals or investors. "

SELLER'S SECRET

"I have loved living here for the last 3 years. The location is perfect for my commute to London in the week and it's only a short walk into Reigate High Street which has a great variety of pubs and restaurants for the weekend. Inside the flat there is lots of storage including built-in wardrobes which was really handy when moving in as a first time buyer as were all the built in appliances. My favourite feature is the high ceilings as it means the flat is always nice and bright!"

CLOSE TO HOME

Reigate Train Station 0.1m	Beryl & Pegg Coffee Shop 0.1m
Prince Of Wales 0.1m	The Roe Deer 0.2m
Reigate High Street 0.5m	Access to M25 0.8m
Gatwick Airport 6.7m	Leasehold: 91 years
Service: approx £1769PA	GR: approx £400PA

To buy or not to buy...

RALPH JAMES

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