



# Warren Road, Reigate

Guide Price £325,000 - £350,000





The location here is second to none. You can be at the station within 30 seconds of closing the front door, there are local shops on the doorstep and Reigate town centre, with its shops, bars, restaurants and wonderful green spaces, is just a short stroll away!





Stockton House is on the end of the beautifully painted row of apartments, built in 2011 by Shanley Homes. The attractive facade, with its pastel colours, is reminiscent of a London Mews.

Located on the top floor, the apartment has a bright, open plan living/kitchen/dining area and 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 provides space for entertaining family or friends and the modern kitchen has integrated appliances and ample storage.

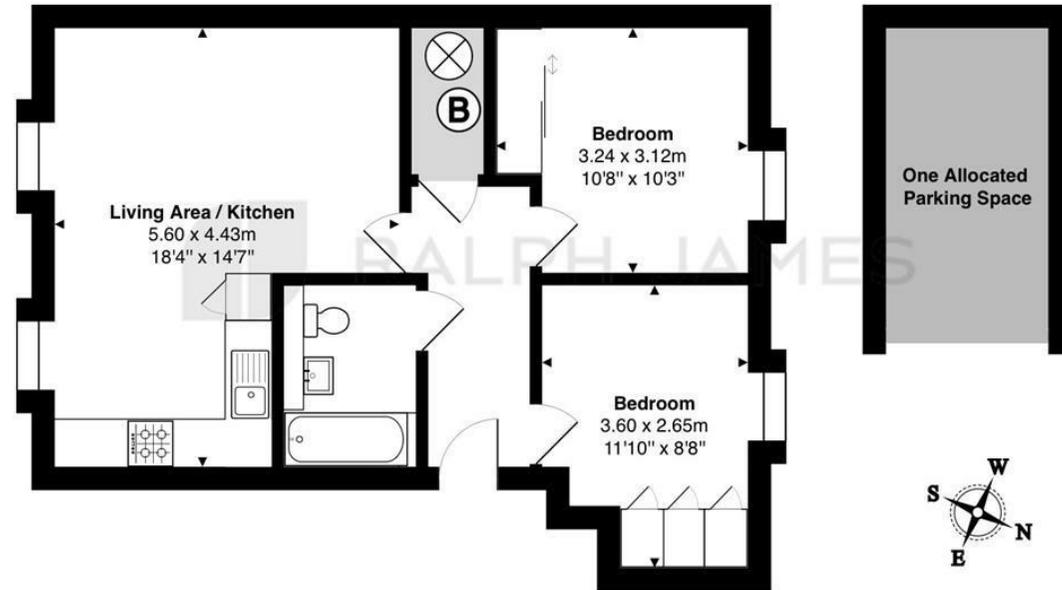
There are two double bedrooms, both of which have fitted wardrobes, making it simple to keep things neat and tidy. The bathroom has neutral tiling to the walls and floors and a modern suite with a shower over the bath.

If you commute to London on a regular basis, 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. If you drive to and from work, there is a useful, under cover, allocated parking space so you can jump in the car, and with easy access to Reigate Hill, you can be on the M25 in less than 10 minutes.



## Need to know

- Fantastic, convenient location in central Reigate
- Two double bedrooms
- Bright and spacious, open plan living space
- Modern bathroom with contemporary tiling
- Built in wardrobes to both bedrooms
- Top floor apartment
- Allocated parking space
- Ground rent £400 per annum
- Leasehold - 85 years remaining



**Second Floor Flat**

Stockton House, Warren Road, Reigate

Total Area: 53.1 m<sup>2</sup> ... 571 ft<sup>2</sup> (excluding one allocated parking space)

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## Interested?

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