

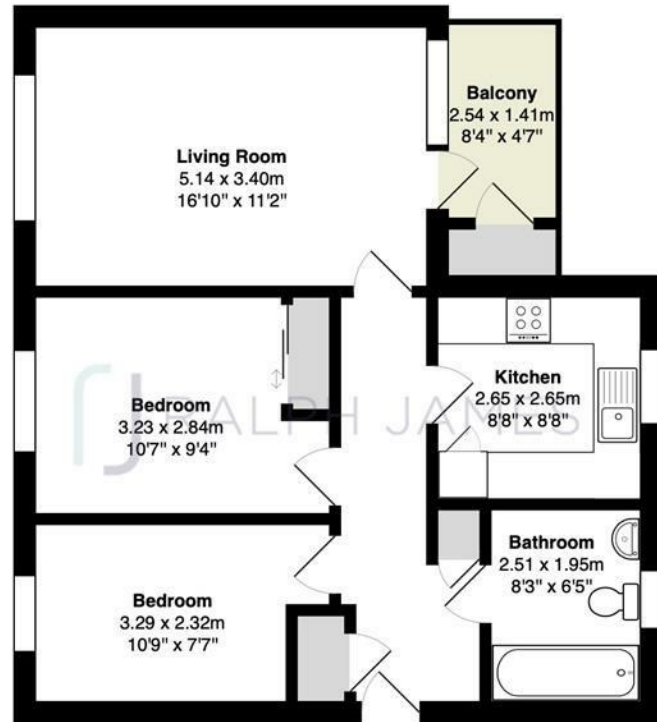
The Cedars Reigate Surrey

£295,000



RALPH JAMES

FLOOR PLANS



Charlotte House, The Cedars, Reigate

Total Area: 61.9 m² ... 667 ft² (excluding balcony)

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 RALPH JAMES



IN A NUTSHELL



enter text here



2 bedrooms



1 receptions rooms



1 bathrooms



enter text here



enter text here



WHAT'S GREAT?

Sit between both Redhill & Reigate, this generous ground floor two bedroom apartment is perfect for first time buyers or investors. Communal grounds surround the property, so during the summer you can lay out and enjoy the sunshine, bbq or a picnic.

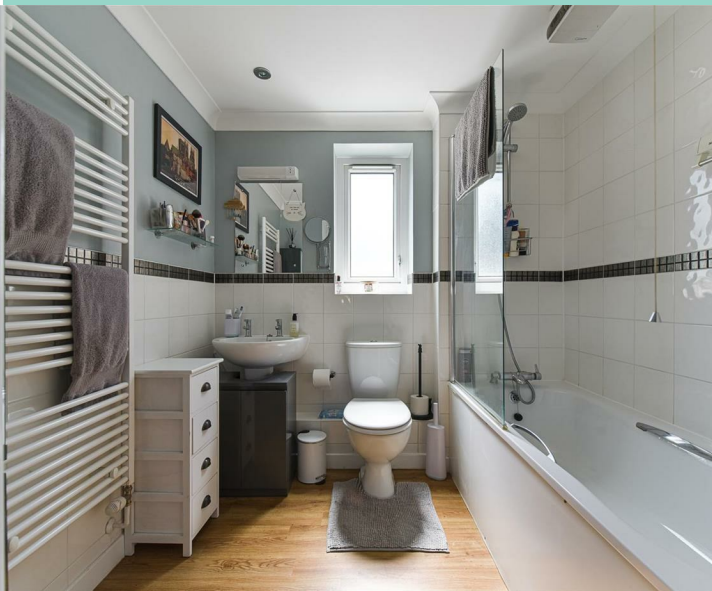
As you step into the hallway, there are two storage cupboards - one that is perfect for you to leave your coats and shoes, before heading through to the living room at the end of the hall. This generous living space is lit up by the patio doors that let natural light flood through, illuminating the room. The space will allow you to have a dining table and chair set along with a plush sofa suite where you can sit and relax catching up on your favourite TV series. Through the doors, you are led out to the private balcony where you can set up a small garden table and chairs that can be easily stored away in the outdoor cupboard.



The fitted kitchen comes with an integrated oven and several spaces for all appliances to help you make use of the floor space - for those who enjoy cooking and getting creative with recipes there is plenty of work space and you can store your gadgets in the generous sized units.

Both the double bedrooms have neutral décor so you can move in and make it your own without too much hassle, the master bedroom also comes with built-in wardrobes giving you some room to add in additional accessories. The family bathroom is a good size, with an over the bath shower and space to add in some storage units so your toiletries can be stored away.

Redhill station has excellent links into Brighton, Gatwick and London and the M25 is a 7 minute car journey away. In the opposite direction you can head over to Reigate with it's unique selection of shops, eateries and entertainment for all ages, including Priory Park where you can grab some lunch or a light refreshment from the cafe, where they have some delicious home baked goodies.



Thomas likes it
because....

"This is a great opportunity for any first time buyer / investor looking for a spacious and bright apartment within a great location. Along with generous sized rooms, communal grounds and allocated parking, this property is also within a short walk from Reigate station that offers excellent links into the city - perfect for any young busy professionals!"

SELLER'S SECRET

"As first time buyers, 6 years ago, this was the perfect place for us to set up our home. It had only been built 2 years prior and was in immaculate condition- we also wanted the kitchen separate to the living space which we felt was rare to find in newly built properties. The integrated Bosch oven is only 2 years old and we have new Amtico flooring running through the living room, kitchen and bathroom. The flat is in a quiet secluded plot with no through traffic and, with the allocated space and private parking for Charlotte House residents to the front and the rear of the property, it has never been a problem to park, although there is ample parking on the cul de sac road the flat leads off from should you need it. We love the balcony space which gets full sun for the majority of the day: from early morning till late afternoon and if you fancy a bbq or a lay in the sun, there is a green area opposite. The flat is perfectly located for both Redhill and Reigate, has a number of excellent Primary and Secondary schools close by and has shops and pubs within the vicinity, all of these within walking distance. We've enjoyed local walks in Redhill Common and Nut Wood as well as the fantastic views from the top of Reigate hill and

CLOSE TO HOME

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To buy or not to buy...

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