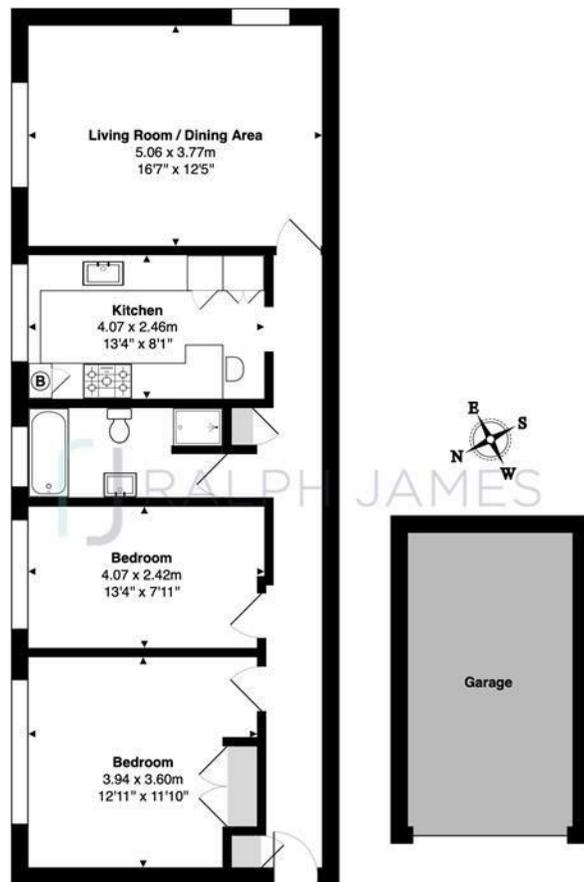


Monks Walk
Reigate
Surrey
£325,000



FLOOR PLANS



Ground Floor Flat

Monks Court, Monks Walk, Reigate

Total Area: 73.0 m² ... 786 ft² (excluding garage)

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



Communal grounds & within central Reigate



Open plan living space



Separate kitchen



Two double bedrooms



Family bathroom



Garage & off road parking



WHAT'S GREAT?

A fantastic opportunity to acquire this stunning ground floor apartment in the heart of Reigate. Set within two communal gardens and complete with both garage and parking space this purpose-built apartment offers a combination that's hard to beat. Refurbished throughout to a high standard and flooded with natural light it offers fantastic lateral living that is typical of this period of property. Whether you're a first-time buyer, couple, or downsizer, this enviable apartment provides a lovely place to entertain, work and sleep.

The separate kitchen is complete with range cooker, built in appliances, larder and breakfast bar; providing a sociable and well-equipped heart to the home. Neutral tones echo throughout the apartment and amplify the natural light that permeates inside from the garden aspect. The open plan lounge/dining room, with original parquet flooring, offers great opportunity for modern living and socializing, or curling up on the sofa with a glass of wine after a long day.

The generous master bedroom, with large window, includes built in wardrobes which allow space to house additional furnishings such as a desk or dressing table. The second double bedroom is perfect for when guests come to stay, alternatively serving as a nursery or home office.

The modern family bathroom is tiled throughout and fitted with contemporary fixtures and tap ware. Along with stand-alone shower there is also a separate bathtub to enjoy a relaxing soak, or fun splash around!

Reigate offers a great selection of local pubs, restaurants, parks and excellent schools as well as a boutique cinema. The property is just a short walk away from Reigate train station which has fantastic city transport links and you can hop onto the M25 and M23 in less than 10 minutes. This wider convenience combined with immediate proximity to Reigate means this property really delivers, not just in terms of style but also amenities.



Thomas likes it because....

"This is perfect for those trying to get onto the property ladder. It's in a great location with everything within walking distance. The garden is perfect during those summer heatwaves and at the end of the road you can pop into your local pub to grab a bite to eat."

SELLER'S SECRET

"The best secret is the access to Bell Street directly from the end of the cul-de-sac and the little-known lawns and memorial park to the rear of Monk's Walk which are really peaceful even when Priory Park is buzzing. We have really benefitted from the secluded yet central location of our home in Reigate. We have worked hard in undertaking the complete refurbishment of the flat and it has made it a really enjoyable space to spend lots of time in. The walled south facing rear garden is our favourite place to decamp when we want to enjoy the immediate outdoor space, we feel very fortunate to have had the choice of two communal gardens during lockdown."

CLOSE TO HOME

Reigate Station 0.5m

Reigate Town 0.2m

East Surrey Hospital 2.5m

Priory Park 0.4m

The Roe Deer Pub 0.2m

Redhill Town 1.4m

Donyings Leisure Centre 1.1m

M25 1.8m

Lease: 997 yrs

Service Charge: £1000pa

GR: £125 pa

To buy or not to buy...

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