

# Tilers Way Reigate Surrey

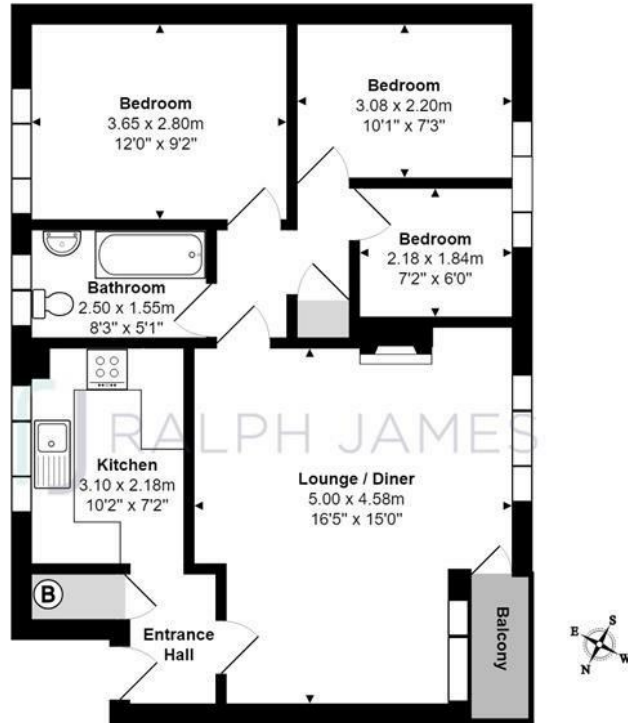
Offers Over £260,000



RALPH JAMES

# FLOOR PLANS

First Floor Flat



**Tilers Way, Reigate**

Total Area: 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup> (excluding balcony)

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**RALPH JAMES**



## IN A NUTSHELL



Private garden & storage shed



Large living/ dining room with balcony



Separate kitchen



Three bedrooms



One bathroom



Parking bays on road





# WHAT'S GREAT?

This first floor apartment has an exceptionally large living/dining room which is flooded with light through the generously sized windows and balcony door. 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 has white units with a built in induction hob and oven and space for freestanding appliances. There is also plenty of work top space, ideal when preparing meals and plenty of storage.

There are two double bedrooms and a smaller third bedroom, ideal for an office, nursery and there is a contemporary style bathroom with a white three-piece suite and a shower over the bath.

Outside, there is a private garden (first to the right as you enter the gate) and a storage shed. Perfect for having some 'outdoor' space and hosting BBQ's with friends and family and there are parking bays on the road just outside the gate, so you never have to park too far from home.

Set between two great towns, you'll find everything you need from suburban life in this great apartment. 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 movies. 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 and local schools are close by so you can avoid the traffic in the mornings.



Ashley likes it  
because....

"I really like an older style apartment block mainly for the space you get! Don't get me wrong, a modern apartment is lovely, but the potential these 1960's built blocks have is just amazing! Every room is spacious, flooded with light and usually have some outdoor space. This is a perfect first time buy or investment property for anyone to move straight into or put their own stamp on."

## SELLER'S SECRET

"This has been such a wonderful flat to live in - its lovely quiet location a stone's throw from Earlswood lakes, yet walking distance from central Reigate and all the shops and restaurants has made it so convenient. The big open plan living area is such an asset and has been great for my family to enjoy, as has having the benefit of its own separate garden for summer BBQs. We will miss it!"

## CLOSE TO HOME

Reigate Station 1.8m

Redhill Station 2.1m

Reigate High Street 1.4m

Gatwick Airport 6.1m

East Surrey Hospital 1.4m

Nutfield Priory Hotel & Spa 3m

Dexters Burger @ The Pendleton 1.3m

M25 Access 2.5m

Lease: 107 years

GR: £10 per annum

£49 per month

To buy or not to buy...

RALPH JAMES



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