



Reigate

Asking price £250,000



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1

Robert  
Leech .





# 20 Littleton House

This one bedroom third floor apartment is located within a highly popular development, close to local shops and the station but also only 0.25 miles from the town centre.

The property is perfect for first time buyers or investors, with no onward chain. The property has the benefit of a garage and includes a share of freehold with a long lease.

The apartment itself is a spacious 1 bed with a good sized lounge/diner, kitchen, bathroom and a light and airy double bedroom with fitted wardrobes. There is storage in the hall, loft access and storage, and an entry phone system.

Externally there are pretty communal gardens, a garage, en bloc, unallocated residents parking. The development is set behind a secure barrier with key fob entry.



0.25 miles  
Reigate



7.3 miles  
Gatwick



0.1 miles  
Reigate

- 
- Purpose built one bed third floor apartment
  - Share of freehold & long lease
  - Loft access & storage
  - Garage & parking
  - Secure barrier to the development
  - Extremely convenient location
  - Short walk to the station & town centre
  - 0.1 mile to Reigate station
  - No onward chain

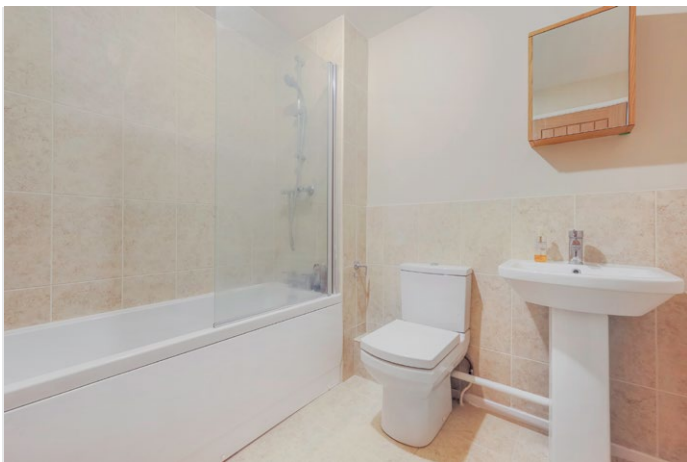


OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION

Reigate provides a comprehensive range of local shops, boutiques and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Wagamama's, Cote and Bill's in addition to many wonderful independents. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe. There is excellent walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way.

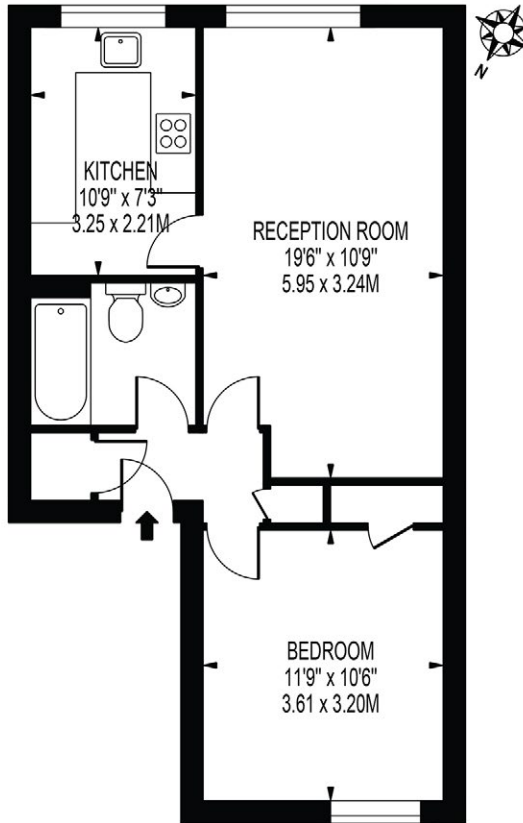
Commuting to London from Reigate station, approximately 0.1 miles distant, takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

## FAQs

- Reigate & Banstead Borough Council
- Council tax band C
- Tenure - Share of freehold
- Service charge £1,470 PA
- 984 years remaining on the lease
- Gas central heating
- EPC rating C
- Internal floor area 511 sq ft

## LITTLETON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 511 SQ FT - 47.45 SQ M



FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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