



11 Church Court,
Monks Walk,
Reigate, RH2 0ST

Guide price £190,000



Robert
Leech .



Church Court is a retirement development located in a quiet residential cul de sac in an extremely convenient location for Reigate town centre, train station and cinema. The apartment offers flexible accommodation, currently utilised as one bedroom, sitting room and separate dining room but the dining room could be used as bedroom two if required.

The apartment is well presented throughout and has been recently decorated, the kitchen is attractive fitted with a range of wall and base units with space for white goods, a window floods the kitchen with natural light.

The sitting room is well proportioned with a feature fireplace creating a focal point to the room and a window looking out over the communal grounds to the front elevation. An opening leads through to the dining room.

The bedrooms is a good sized double room with fitted wardrobes. The bathroom has been fitted with a large walk in shower.

Three fitted cupboards provide useful storage in the hallway.

The development benefits from established communal grounds with a beautiful Eucalyptus tree to the front and a communal sitting room for the residents to enjoy and socialise.



0.3 miles
Reigate



7 miles
Gatwick



0.5 miles
Reigate

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- One/two bedroom retirement apartment
 - First floor
 - Quiet residential cul de sac location
 - Extremely convenient for the town & station
 - No onward chain
 - Communal sitting room
 - Established communal gardens
 - Recently decorated



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 and boutiques including Jo Malone, Space NK and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including The Chapel, Urban Kitchen, Costa & Starbucks. Local restaurants include Island House, Cullenders, Pizza Express, Wagamama's, Nandos and Bills. The area offers a wide range of sporting facilities including active rugby, cricket, and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom.

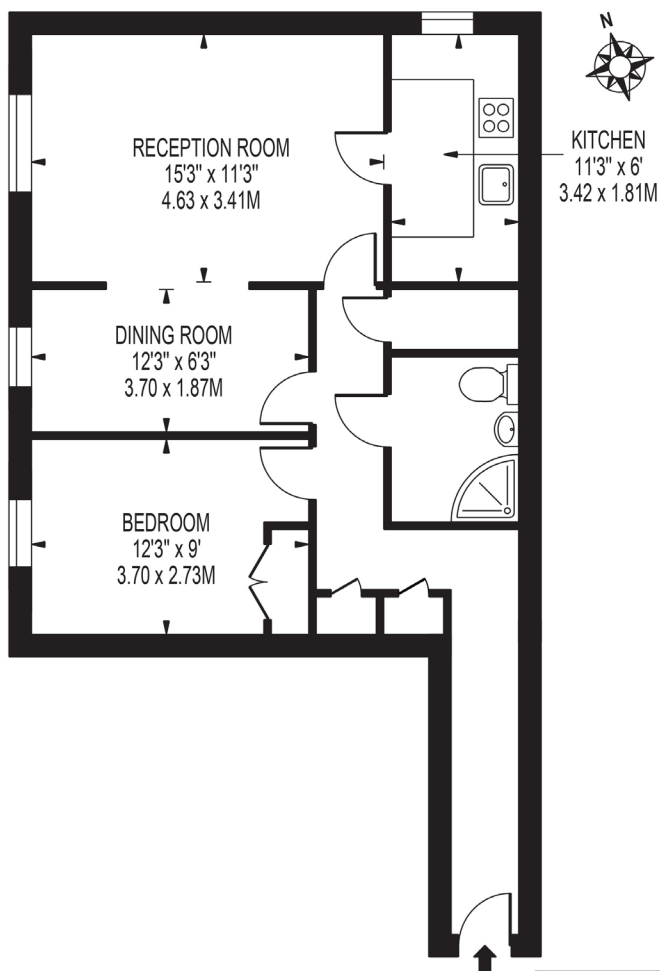
Reigate station into London takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety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

FAQs

- Reigate and Banstead District Council
- Council tax band C
- Total living space 598 sq ft.
- Tenure - leasehold 89 years remaining
- Electric heating
- Service charge £3,200 per annum
- Ground rent £75 per annum
- EPC C

CHURCH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 598 SQ FT - 55.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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