



Reigate
£410,000

Robert
Leech. 



A beautifully presented duplex apartment, with private front door, fabulously convenient for Reigate town centre and station. Two bedrooms, one with an ensuite shower room. Bright, spacious reception room and beautifully appointed kitchen. Allocated parking. No onward chain.



A beautifully presented and unusual duplex apartment with its own private front door, in a fabulously convenient location for both the town centre and station whilst being situated on a highly regarded residential road.

The front door is accessed to the side of the building and opens into the entrance hall. The kitchen is beautifully appointed with a modern and comprehensive range of units with integrated appliances and space for table and chairs. The sitting room is to the rear of the building, is well proportioned with patio doors giving access to the communal garden to the rear - there is also a very useful storage cupboard. An attractively fitted bathroom completes the ground floor accommodation.

On the first floor the master room enjoys the rear aspect, is of good proportions and has the benefit of an ensuite shower room. There is a further bedroom to the front elevation.

The front of the property is approached across the communal front garden which is beautifully maintained. Access to the rear and the parking space is via electric gates. There is an area of patio to the rear of the apartment and a communal lawn. There is also a bin and cycle store for the residents.



At a glance

- Beautiful duplex apartment
- Fabulous location
- Short walk to the station & town centre
- 2 beds & 2 baths
- Good sized kitchen with high ceiling
- Communal gardens
- Gated allocated parking
- No onward chain
- Service charge £2,500 pa
- Leasehold 986 years remaining
- EPC C

Location

Reigate town centre offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores, while traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce. In addition to familiar chains, Lebnani, Monte Forte & Buenos Aires Argentinian Steak are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews.

Commuting to London from Reigate station, 0.1 miles away 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

Intrigued?

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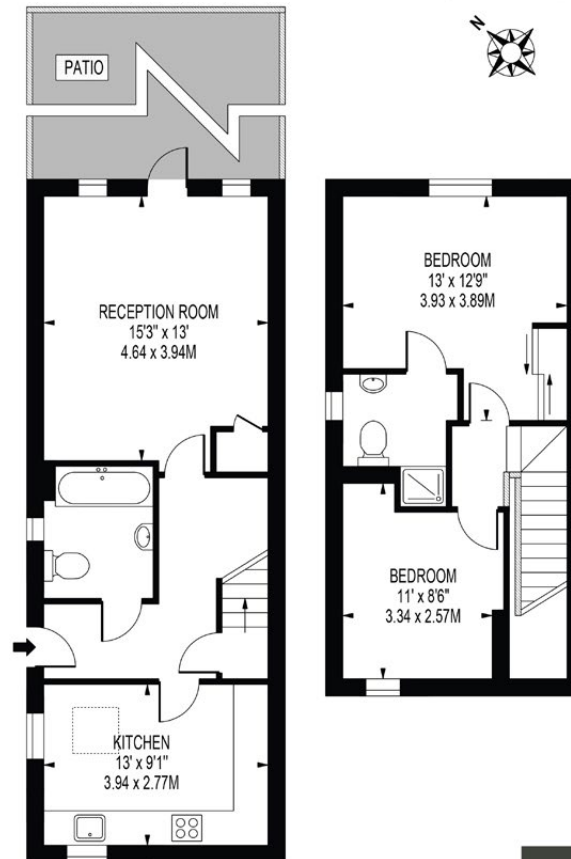
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HARDWICKE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 832 SQ FT - 77.34 SQ M



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