



Reigate  
£295,000

Robert  
Leech. 



A purpose built, 2 bedroom apartment, situated on the second floor with spacious and bright accommodation throughout. Located in an extremely convenient location for local shops, amenities and the station, with Reigate town within a quarter of a mile.



This two bedroom 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 apartment has no onward chain and is an ideal property for first time buyers or investors.

The property has the benefit of a garage and includes a share of freehold with a long lease.

The apartment itself is well presented & spacious throughout with a good sized sitting/dining room, kitchen, bathroom and two bedrooms - one with the benefit of fitted cupboards.

There is further storage in the hall and entry phone system.

Sliding doors give access out onto the balcony, with space for a small table & chairs to enjoy the fresh air with an open outlook.

Externally there are pretty communal gardens, a garage, residents parking and there is a secure barrier at the entrance to the development.



## At a glance

- Purpose built second floor apartment
- Convenient location local shops, station & town centre
- 2 bedrooms & 1 bathroom.
- Share of freehold
- Balcony
- No onward chain
- Well presented throughout
- Service charge £1,470 PA
- EPC rating C
- Garage & parking

## Location

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.

The M25 is easily accessible at the top of Reigate Hill at junction 8.

## Intrigued?

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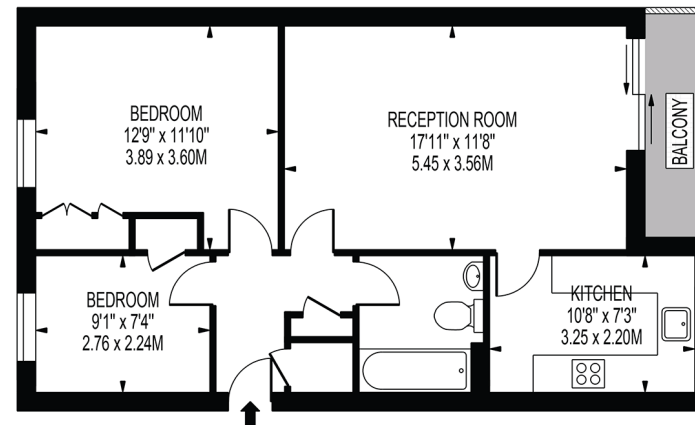
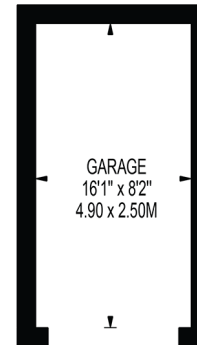
1-3 High Street  
Reigate Surrey  
RH2 9AA

robertleech.com

### CLAYHALL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 629 SQ FT - 58.47 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 132 SQ FT - 12.25 SQ M



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REIGATE OXTED LINGFIELD