



woodlands

1 CHARLWOOD PLACE, REIGATE, SURREY, RH2 9BA

£365,000
LEASEHOLD

Perfectly located ground floor apartment, ideal to enjoy Reigate's delightful town centre.

Built circa 2005, this spacious, ground floor apartment forms part of a well kept gated community only a short walk from the historic centre of Reigate.

Through the front door there is an entrance hall with built in storage and an entry phone system. The living space is an open plan lounge and dining room, with two double glazed windows to the rear. You have a separate fitted kitchen, with a window to the side. There are two double bedrooms, both of which benefit from fitted wardrobes, the principal bedroom from an en-suite shower room and there is a Jack and Jill bathroom which is accessed from both the hallway and second bedroom.

Within the gated development you have allocated off road parking, as well as visitor spaces. To the rear of Charlwood Place there is a landscaped courtyard area with seating, and then a beautiful open space, with mature trees and seating areas, that backs onto playing fields and acres of green spaces.

The top of Reigate town is a mere 500 yards away, within the town itself you have a wonderful range of restaurants, from artisan Pizzerias to Steakhouses and superb middle eastern cuisine. In addition, there are many boutique shops, an M&S food hall, Morrisons supermarket and a broad choice of pubs and bars.

- GROUND FLOOR
- 24FT LOUNGE/DINING ROOM
- BATHROOM AND ENSUITE
- GATED DEVELOPMENT
- COUNCIL TAX BAND: E

- MODERN APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING
- CENTRAL LOCATION
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL
13'10 x 10'3 (4.22m x 3.12m)

LOUNGE/DINING ROOM
24'3 x 11'4 (7.39m x 3.45m)

KITCHEN
10'2 x 8'6 (3.10m x 2.59m)

BEDROOM ONE
10'9 x 10'9 (3.28m x 3.28m)

ENSUITE SHOWER ROOM
7'2 x 5'10 (2.18m x 1.78m)

BEDROOM TWO
12'10 x 9'0 (3.91m x 2.74m)

BATHROOM
7'2 x 6'1 (2.18m x 1.85m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

COMMUNAL GARDENS

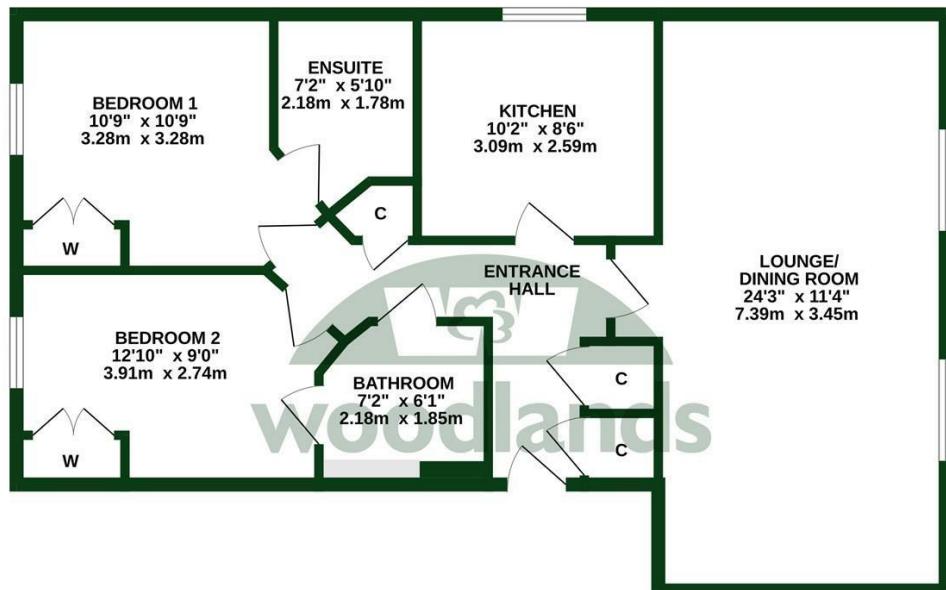
YEARS REMAINING ON LEASE: 133

GROUND RENT: £285 PER ANNUM

SERVICE CHARGES: £2,940 PER ANNUM



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



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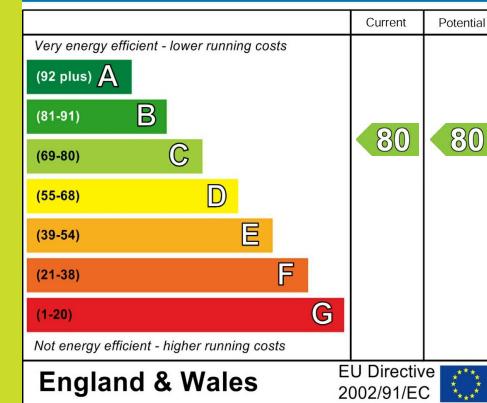
rightmove

Zoopla



propertymark

Energy Efficiency Rating



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