



FLAT 3, 18 SOMERS ROAD, REIGATE, SURREY, RH2 9DZ

£260,000

LEASEHOLD - SHARE OF FREEHOLD

***** BRIGHT FIRST FLOOR APARTMENT WITH GREAT VIEWS,
FORMING PART OF AN ATTRACTIVE VICTORIAN BUILDING *****

This spacious one bedroom property is located on a highly desirable street, only half a mile to the north of the pretty market town of Reigate.

To the rear of the building there are stairs to the first floor, then a communal hallway leading up to the private door. Within the apartment there is an entrance hall area, a bright living space to the front with high ceilings, and a door to a separate, fitted kitchen. At the rear you will find a modern bathroom and a generous double bedroom with extensive fitted wardrobes, high ceilings and lovely views up to Reigate Hill.

The property has 987 years remaining on the lease, and also has off road parking. Nearby there is a very handy Co-op local store, ideal for all those daily essentials. In addition, Reigate train station is a short walk, and provides rail links to Guildford and London (via Redhill).

Only half a mile away you have Reigate's historic town centre, which has retained much of its charm whilst offering a superb range of boutique stores, and restaurants. Reigate also has a wonderful park, complete with extensive woodland walks, a café and a childrens play area. Priory park also regularly hosts food and music events during the summer months.

- **SUPERB LOCATION**
- **FIRST FLOOR**
- **SPACIOUS LOUNGE**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: C**
- **CHARACTER PROPERTY**
- **LARGE BEDROOM**
- **KITCHEN**
- **LONG LEASE**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

6'11 x 3'10 (2.11m x 1.17m)

LOUNGE

14'2 x 12'2 (4.32m x 3.71m)

KITCHEN

12'4 x 6'0 (3.76m x 1.83m)

LARGE BEDROOM

14'8 x 10'0 (4.47m x 3.05m)

BATHROOM

10'5 x 4'8 (3.18m x 1.42m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

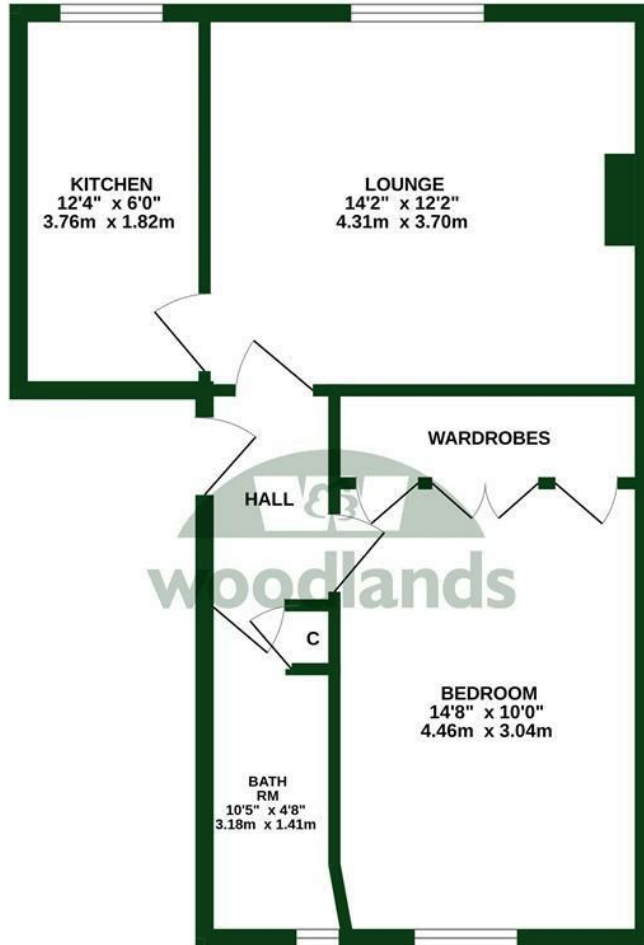
SHARE OF FREEHOLD

YEARS REMAINING ON LEASE: 987

SERVICE CHARGES: £2,012 PER ANNUM



FIRST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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