
woodlands
01737 771771
for sale
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35 TILERS WAY, REIGATE, SURREY, RH2 7PN
OFFERS IN EXCESS OF £245,000
LEASEHOLD

This spacious two double apartment in Reigate is perfect for first time buyers or a growing family. Located in a small building of just 6 properties it's first floor and has no-one else living above. The location is ideal for easy access to the local shops at Woodhatch, or Reigate town centre with it's variety of shops, restaurants, bars & coffee shops. Earlswood Lakes are just over the road and is the perfect spot to escape for a peaceful walk and to immerse yourself in nature.

The apartment itself is such a great size, with all the rooms being well proportioned. From the entrance hall you walk though to the kitchen which is over 14ft, not the size of kitchen you normally associate with a two bed apartment. It has loads of storage space and large window overlooking the your garden. The lounge/diner has room to accommodate sofas and a full size table if you wish, and has two large windows making it bright living space with plenty of natural light.

A large inner hall links the living space with the bedrooms & bathroom. Both the bedrooms are doubles, number two has dual aspect windows, number one, which is larger, also has a built in airing cupboard. The bathroom is fitted with a white suite and a shower over the bath, a tiled floor, heated towel rail and window.

Outside at the rear there is a private brick built storage shed, and drying area. The private garden wraps around the front and side of the building and could be landscaped in any number of ways for use throughout the year.

Why not take a look? Call Woodlands to arrange your visit

- **FIRST FLOOR APARTMENT**
- **16FT LOUNGE/DINER**
- **GAS HEATING TO RADIATORS**
- **BRICK BUILT STORE SHED**
- **COUNCIL TAX BAND: C**
- **PRIVATE GARDEN**
- **SPACIOUS 14FT KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **CLOSE TO EARLSWOOD LAKES**
- **EPC RATING: C**











ROOM DIMENSIONS:

ENTRANCE HALL
6'1 x 3'7 (1.85m x 1.09m)

LOUNGE/DINER
16'3 x 13'3 (max dimensions) (4.95m x 4.04m (max dimensions))

KITCHEN
14'1 x 11'7 (max dimensions) (4.29m x 3.53m (max dimensions))

INNER HALLWAY

BEDROOM ONE
13'3 x 9'7 (4.04m x 2.92m)

BEDROOM TWO
11'10 x 8'11 (3.61m x 2.72m)

BATHROOM
6'3 x 5'5 (1.91m x 1.65m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

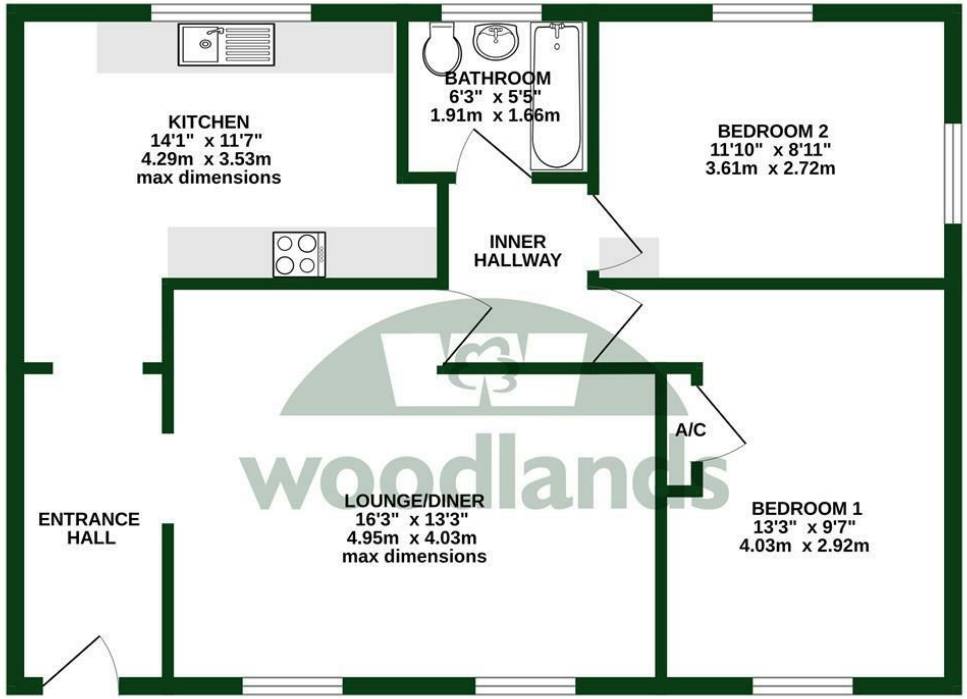
YEARS REMAINING ON LEASE: 91

GROUND RENT: £10 PER ANNUM

SERVICE CHARGES: £720 PER ANNUM



FIRST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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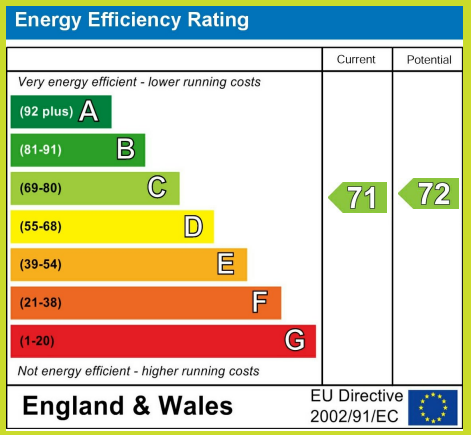
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