
woodlands

FLAT 19 BROOKLANDS COURT, 25 WRAY PARK ROAD, REIGATE, SURREY, RH2 0EE

£110,000

LEASEHOLD

Well presented, first floor retirement apartment in a superb development, located around half a mile from Reigate town centre.

Brooklands Court is well maintained retirement complex, with lovely gardens, ample parking and a house manager.

The apartment is on the first floor, with the benefit of a stair lift in the communal area. Through the front door you have a hallway with plenty of built in storage, a spacious lounge that has a southerly aspect and door opening to a separate fitted kitchen, which is modern in design. There is a double bedroom with a built in wardrobe, and there is a shower room with built in storage and a fitted extractor fan.

The property has double glazed windows, wall mounted electric heaters and 86 years currently remaining of the lease term.

To the front of the building there is off road parking for residents and visitors, with additional parking out on Wray Park Road. At the rear of the building there are some beautifully kept communal gardens and to the side is the bin store.

Around 600 yards away there is a Co-op local store, perfect for those everyday essentials, with the train station equally close by. Reigate's historic town centre is around half a mile away from the property, and offers a great range of high street stores, wonderful restaurants and both a Morrisons superstore and M&S food court.

- **FIRST FLOOR**
- **GOOD CONDITION**
- **MODERN KITCHEN**
- **COMMUNAL STAIR LIFT**
- **COUNCIL TAX BAND: C**
- **LOVELY LOCATION**
- **ONE DOUBLE BEDROOM**
- **SHOWER ROOM**
- **WELL KEPT GARDENS**
- **EPC RATING: C**













ROOM DIMENSIONS:

ENTRANCE HALL
10'4 x 9'4 (maximum dimensions) (3.15m x 2.84m (maximum dimensions))

LOUNGE/DINER
15'1 x 12'1 (4.60m x 3.68m)

KITCHEN
8'8 x 5'11 (2.64m x 1.80m)

DOUBLE BEDROOM
10'0 x 9'2 (3.05m x 2.79m)

SHOWER ROOM
7'3 x 5'10 (2.21m x 1.78m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

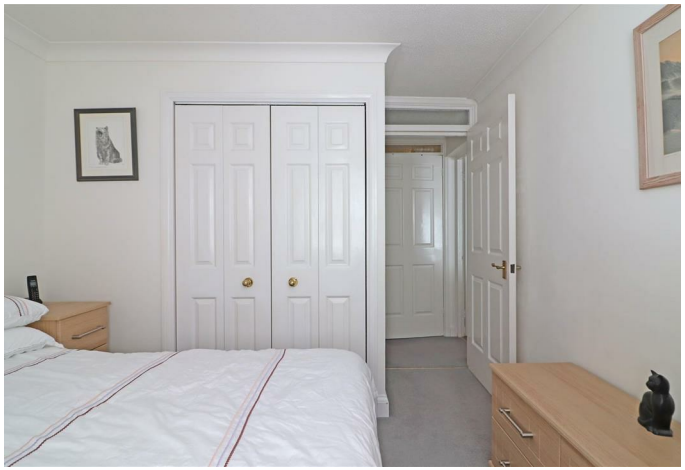
RESIDENTS PARKING

YEARS REMAINING ON LEASE: 86

GROUND RENT: £75 PER ANNUM

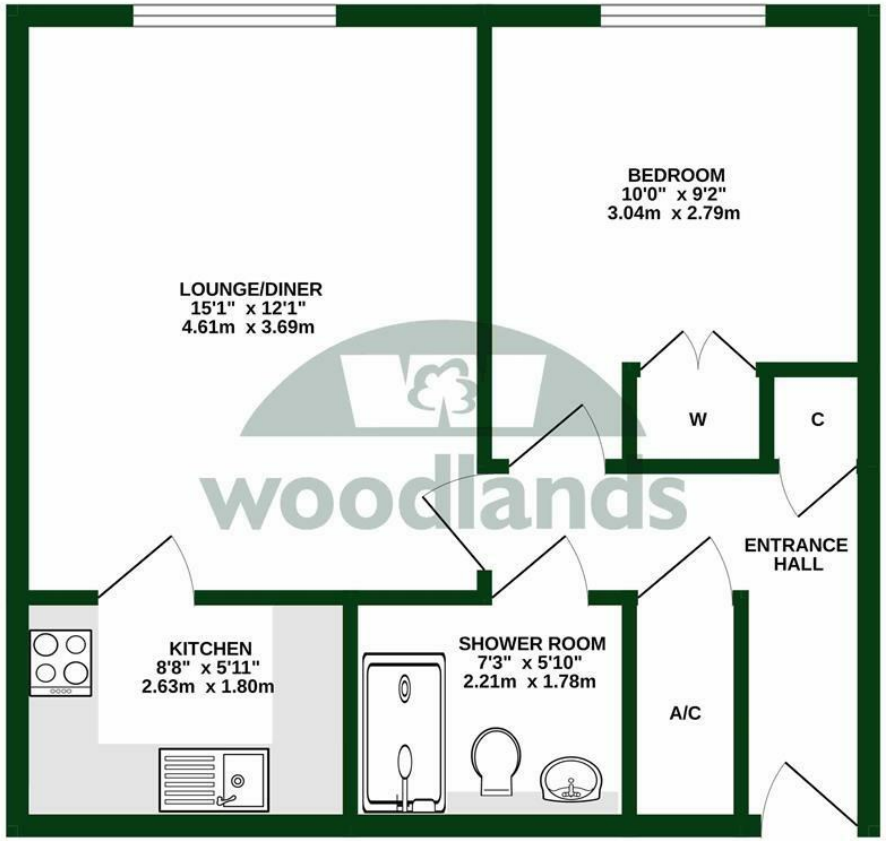
SERVICE CHARGES: £3,368.52 PER ANNUM

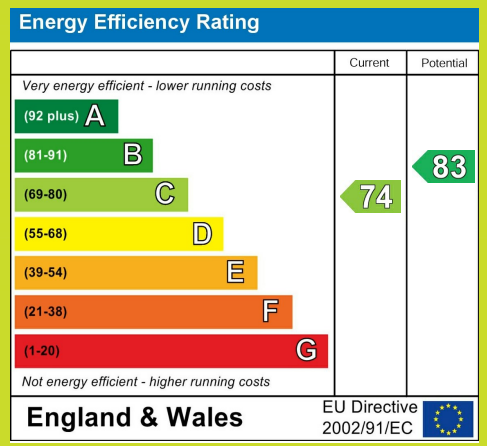






FIRST FLOOR
464 sq.ft. (43.1 sq.m.) approx.





To view this property please call 01737 771777

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