



FLAT 1 THE COPSE, 47 ALMA ROAD, REIGATE, SURREY, RH2 0DN
£297,500
LEASEHOLD

***** CHARACTERFUL CONVERSION APARTMENT IN A HIGHLY DESIREABLE LOCATION, WITH A PRIVATE ACCESS *****

*****NO CHAIN *****

Situated in one of Reigate's most sought after roads, The Copse is an attractive Victorian building benefitting from well kept gardens and off road parking.

To the rear of the building you have a private access door, which leads to an entrance hall. Beyond the hall there is a high spec kitchen, complete with Miele, Smeg and Bosch appliances. The main living space is a dual aspect lounge/dining room with a cast iron feature fireplace. There are two bedrooms, the largest benefitting from a walk in wardrobe and two built in storage cupboards, the second bedroom also has a built in wardrobe, and there is a very well appointed shower room.

Outside the property there are some lovely communal gardens, with extensive lawns and a wooded backdrop. At the front there is off road parking for residents and visitors.

Nearby you have some outstanding green spaces, in addition Reigate Hill, with it's incredible views, is right on your doorstep.

Reigate's historic town centre can be found three quarters of a mile away, and offers a great range of high street shops, superb restaurants and an impressive array of bars. In addition there is an Everyman cinema and a number of schools.

- **SUPERB LOCATION**
- **LONG LEASE**
- **LOUNGE/DINING ROOM**
- **HIGH SPEC KITCHEN**
- **STYLISH SHOWER ROOM**
- **PRIVATE ACCESS**
- **OFF ROAD PARKING**
- **CHARACTER PROPERTY**
- **COUNCIL TAX BAND: C**
- **EPC RATING: C**





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

ENTRANCE HALL
16'9 x 2'9 (5.11m x 0.84m)

LOUNGE
20'10 x 12'10 (6.35m x 3.91m)

KITCHEN
12'5 x 8'0 (3.78m x 2.44m)

BEDROOM ONE
13'3 x 8'5 (4.04m x 2.57m)

BEDROOM TWO
8'2 x 6'2 (2.49m x 1.88m)

SHOWER ROOM
9'8 x 5'11 (2.95m x 1.80m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

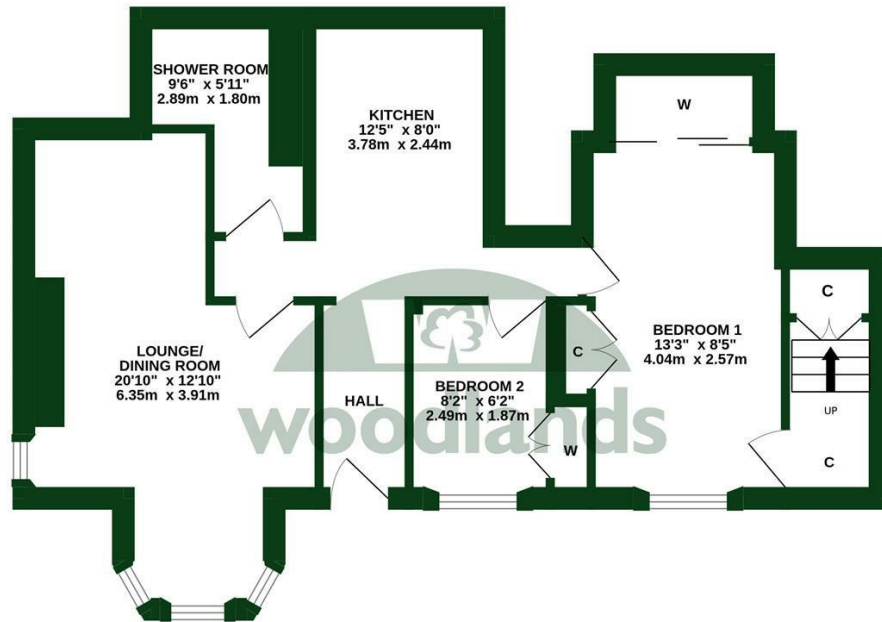
YEARS REMAINING ON LEASE: 151

GROUND RENT: £0

SERVICE CHARGES: £2,663.23 PER ANNUM



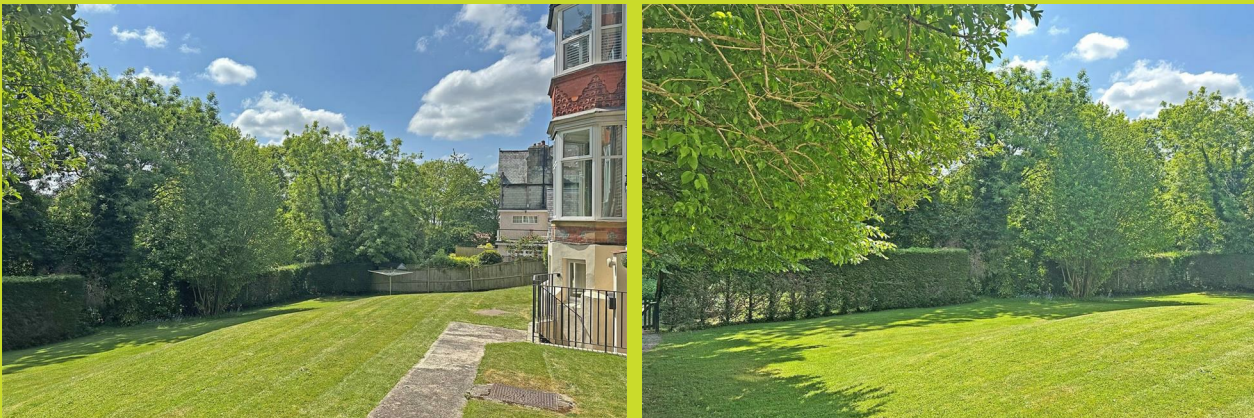
GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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.

Made with Metropix ©2025



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.