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To view this property please call 01737 771777

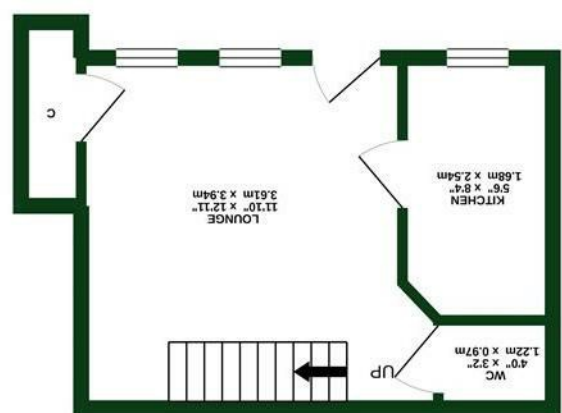
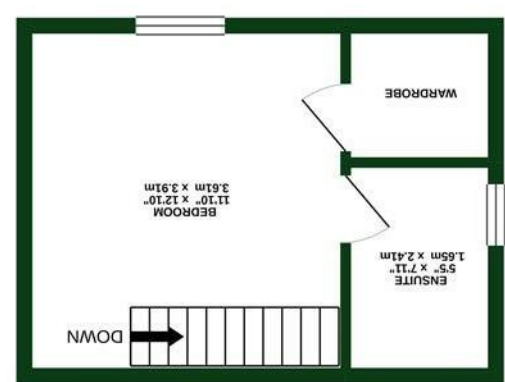
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	(92-100)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

74

91



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21A Croydon Road, Reigate, Surrey, RH2 0LY  
£265,000

\*\*\* PROPERTY VISIT AVAILABLE BY APPOINTMENT \*\*\*

ONE BEDROOM MEWS HOUSE WITH A 993 YEAR LEASE, ALLOCATED PARKING AND A FRONT COURTYARD WITHIN A SHORT WALK OF REIGATE TOWN CENTRE.

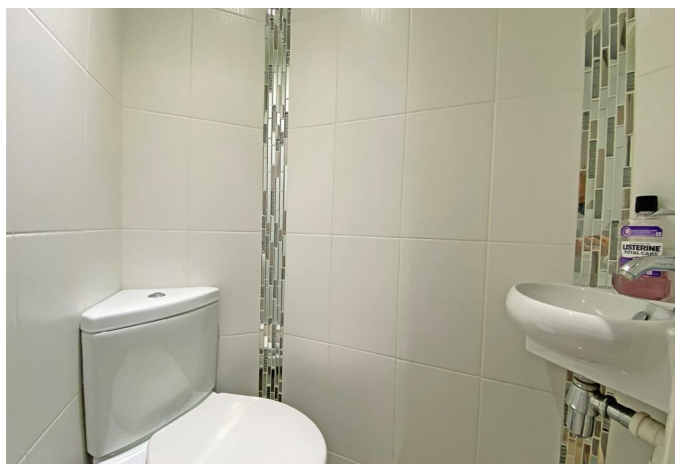
Converted in 2015 this rarely available one bedroom house within close proximity to the historic and sought after town of Reigate is being offered to the market for the first time and benefits from no onward chain.

Through the front door there is an open plan living space with a large built in store cupboard, there is a separate fitted kitchen with a double glazed window to the front and a down stairs WC also. On the first floor you have a double bedroom with a double glazed window to the front and an ensuite bathroom.

Outside there is a courtyard in front of the house and you have an allocated parking space within the mews.

Reigate town centre can be found less than half a mile away and offer a great range of boutique shops and restaurants, there are also rail links from Reigate station linking you to Guildford and London.

- MEWS HOUSE
- LOUNGE
- ENSUITE BATHROOM
- ALLOCATED PARKING
- CLOSE TO REIGATE CENTRE
- ONE BEDROOM
- KITCHEN
- CLOAKROOM
- COURTYARD
- NO CHAIN



**ROOM DIMENSIONS:**

**PRIVATE FRONT DOOR**

**LOUNGE**  
12'11 x 11'10 (3.94m x 3.61m)

**KITCHEN**  
8'4 x 5'6 (2.54m x 1.68m)

**CLOAKROOM**  
4'0 x 3'2 (1.22m x 0.97m)

**FIRST FLOOR**

**BEDROOM**  
12'10 x 11'10 (3.91m x 3.61m)

**ENSUITE BATHROOM**  
7'11 x 5'5 (2.41m x 1.65m)

**WALK IN WARDROBE**  
5'6 x 4'6 (1.68m x 1.37m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**PRIVATE PATIO TO THE FRONT**

**ALLOCATED PARKING FOR ONE CAR**

**LEASE: 999 YEARS FROM 2015**

**GROUND RENT: £100 PER ANNUM**

**MAINTENANCE: ON AN AS & WHEN BASIS**

**COUNCIL TAX BAND:**

