



64 DOWNSWOOD, REIGATE, SURREY, RH2 0JH

**£235,000
LEASEHOLD**

***** BRIGHT, TOP FLOOR APARTMENT WITH INCREDIBLE VIEWS AND AN EN-BLOCK GARAGE *****

Located in a leafy cul de sac, with some beautiful walks nearby, this spacious one bedrooms apartment has large windows and impressive views.

Through the front door there is an entrance hall with a built in cupboard. There is a double bedroom with a built in wardrobe, a bathroom, large lounge/dining space and a separate kitchen with double glazed window to the side and a large storage recess.

Outside you have well kept, mature communal gardens, and residents parking. In addition, the apartments benefit from a single garage en-block.

There is a local shop and 24 hour garage within a short walk, as well as bus routes to Redhill and Croydon.

Nearby there is a footpath that leads through Gatton and Nutwood, and takes you all the way up to Reigate hill, which offers unrivalled views of the area as well as a great café.

The property is equally convenient for either Reigate or Redhill town centres, giving you access to a wide range of shops, two cinemas, countless restaurants and bars, as well as train services to central London, Gatwick, Guildford, Reading and Tonbridge.

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|------------------------------|---------------------------|
| ■ TOP FLOOR APARTMENT | ■ LONG LEASE |
| ■ LOUNGE/DINING ROOM | ■ DOUBLE BEDROOM |
| ■ GARAGE EN BLOCK | ■ OUTSTANDING VIEW |
| ■ CUL DE SAC LOCATION | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

9'0 x 5'7(max) (2.74m x 1.70m(max))

LOUNGE/DINING ROOM

16'6 x 10'2 (5.03m x 3.10m)

KITCHEN

8'7 x 6'10 (2.62m x 2.08m)

BEDROOM

13'2(max) x 9'0 (4.01m(max) x 2.74m)

BATHROOM

8'2 x 5'2 (2.49m x 1.57m)

GAS WARM AIR HEATING

DOUBLE GLAZED WINDOWS

GARAGE

COMMUNAL PARKING

COMMUNAL GARDENS

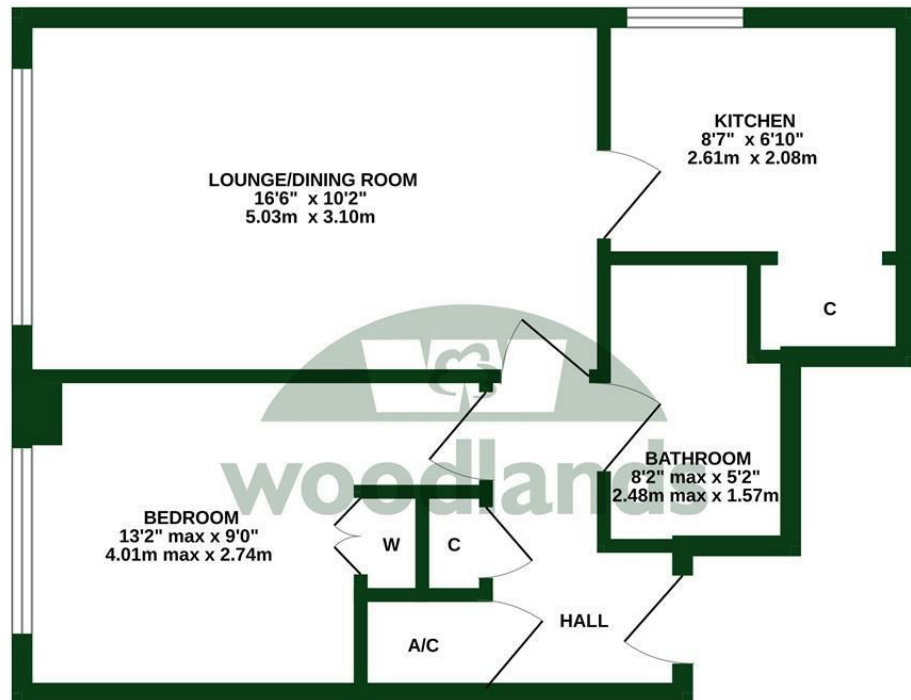
YEARS REMAINING ON LEASE: 944

GROUND RENT: £26 PER ANNUM

SERVICE CHARGES: £1,500 PER ANNUM



TOP FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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	70	78
(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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