



### 3 LITTLETON HOUSE SOMERS CLOSE, REIGATE, SURREY, RH2 9DS

**£290,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* FIRST FLOOR APARTMENT WITH A BALCONY AND GARAGE, IN A SUPERB LOCATION \*\*\***

Situated only a short walk from Reigate station, and with a very handy Co-op across the road, Littleton House would make a wonderful first purchase or investment property.

Through the front door there is an L-shaped hallway with two built in cupboards and a modern bathroom. You have a bright, lounge/dinning room, with a private balcony, and a door to a separate fitted kitchen. At the rear there are two bedrooms, both of which benefit from pleasant outlooks and built in wardrobes.

Somers Close is a secure development, with vehicle access for residents only. There are well kept communal gardens, residents parking. In addition, this apartment has a single garage enblock.

As well as the Co-op across the road, there is a parade of shops around the corner, offering a great selection of food outlets, including the lovely Beryl and Pegs cafe, and a convenience store.

Reigate's historic town centre is less than half a mile away, and offers a superb range of high street stores, restaurants and bars, with the added bonus of Priory Park, which hosts regular events.

- FIRST FLOOR
- NEW CARPETS
- SHARE OF FREEHOLD
- CO-OP OPPOSITE
- COUNCIL TAX BAND: C
- BALCONY
- GARAGE
- CLOSE TO REIGATE STATION
- TWO BEDROOMS
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

**LOUNGE/DINER**

11'09" x 17'10" (3.58m x 5.44m)

**BALCONY**

10'10" x 3'0" (3.30m x 0.91m)

**KITCHEN**

7'04" x 10'07" (2.24m x 3.23m)

**BEDROOM ONE**

9'06" x 12'09" (2.90m x 3.89m)

**BEDROOM TWO**

7'05" x 9'01" (2.26m x 2.77m)

**BATHROOM**

6'04" x 7'05" (1.93m x 2.26m)

**GARAGE IN A BLOCK**

**COMMUNAL PARKING**

**COMMUNAL GARDENS**

**GAS FIRED CENTRAL HEATING**

**LEASE LENGTH: 981 YEARS**

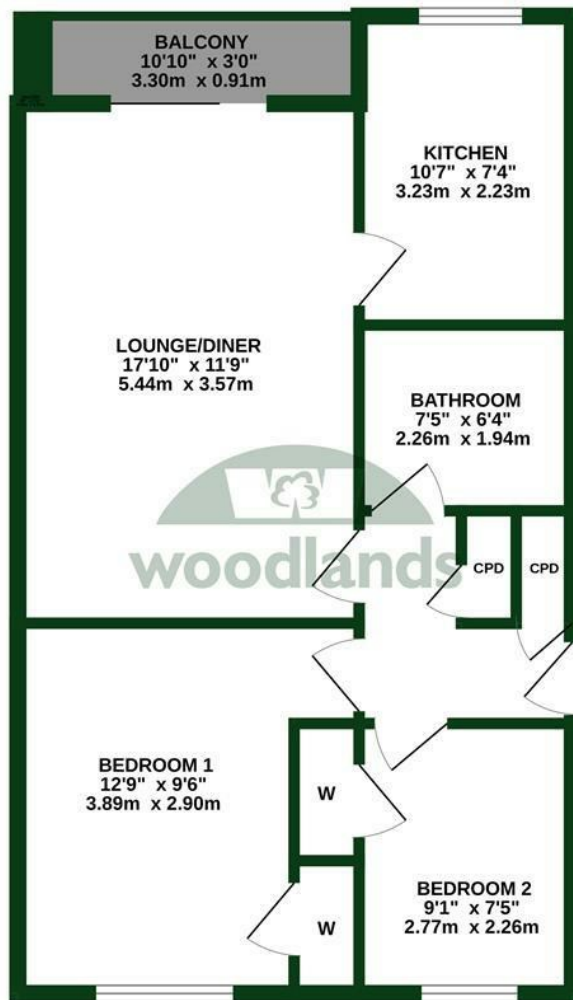
**SERVICE CHARGE: £1,930 PER ANNUM**

**GROUND RENT: NONE PAYABLE**

**NO ONWARD CHAIN**



FIRST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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 is given 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                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 79                      | 82        |
|                                             | EU Directive 2002/91/EC |           |

To view this property please call 01737 771777

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