



Somers Road Reigate RH2 9DZ

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JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to bring to the market this two bedroom apartment in Reigate. Just a short walk from Reigate train station this property will suit the professional couple looking for more space, or a young family who want a spacious apartment close to train links to London and the town centre.

The property briefly comprises; entrance hall, living room, fitted kitchen, family bathroom and a double and single bedroom. The property benefits from a communal garden and residents parking to the front and rear of the property.

EPC: D
Council Tax: C



Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. If you enjoy dining out, then Reigate will cater for almost every culinary delight. Whether it's breakfast, lunch or dinner you can choose from a wealth of favourites including: Bill's, Cote, Wagamama, Café Rouge, Pizza Express, Nando's, Buenos Aires Steakhouse, Café Nero located within the Bell Tower, Costa and Starbucks. Reigate is also well known for its quality independent eateries, clothing shops, jewellers, hairdressers & barbers. Our personal favourites are Canakin a family run coffee shop located next to our high street office, Robert & Edwards Butchers selling a wide range of quality local produce.

Priory Park is very popular with families and keep fit enthusiasts, the facilities are fantastic with Tennis Courts, Skate Park, children's play park, lake & the café located in the heart of the park. At weekends the park is a popular attraction with Reigate's Park Run and other seasonal attractions throughout the year.

Reigate also boasts a range of highly regarded schools such as Reigate Grammar, Dunottar, Micklefield, Holmesdale, Reigate Priory, Reigate Secondary School and Reigate College.

£1,075 Per Calendar Month



Floor plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,075 Per Calendar Month

Security Deposit: £1,240

Any questions please call your local branch.



J A M E S D E A N
E S T A T E A G E N T S

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.