



72E Holmesdale Road, Reigate, Surrey, RH2 0BX

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**JAMES DEAN**  
E S T A T E   A G E N T S

JamesDean are pleased to present this spacious one bedroom ground floor Maisonette located within the desirable Holmesdale Road.

The property comprises in brief; an entrance hall, living room/dining room with direct access to the communal gardens via patio doors. Fitted kitchen, one bedroom and family bathroom. The property benefits from gas central heating, storage cupboards, front and rear communal gardens and a garage En Bloc. the property is within walking distance to Reigate train station and town centre.

Service Charge: £607.50



Ground Rent: NIL  
Share of freehold: 949yrs

Holmesdale Road is located minutes from Reigate Train Station and High Street. 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, Wagamama, 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.

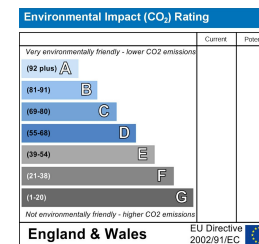
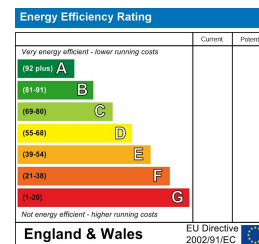
**Guide Price £230,000**







# Floor plan



TENURE: Share of Freehold  
Council Tax Band:

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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.