



26 Wanmer Court, Birkheads Road, Reigate, RH2 0AY

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JAMES DEANE  
ESTATE AGENTS

Open House Saturday 16th August (By Appointment Only)

Located within easy walking distance of Reigate train station, this really is a commuters dream with the added benefit of two allocated private parking spaces, one being a covered carport. This beautifully presented property is situated within a well maintained gated development and comprises; double aspect lounge, modern fitted kitchen, two bedrooms & a well appointed family bathroom.

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, 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.

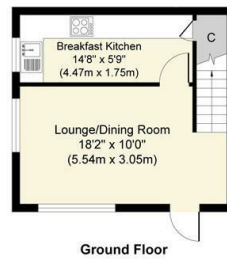
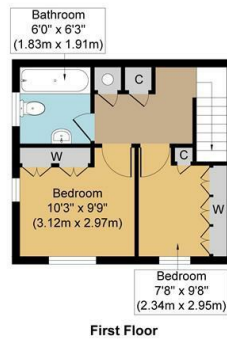
Priory Park is very popular with families and keep fit enthusiasts, the facilities are fantastic with Tennis Courts, Skate Park, children's play park, lake & the café located in the heart of the park. At weekends the park is a popular attraction with Reigate's Park Run and other seasonal attractions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

**£375,000**





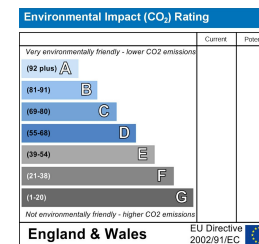
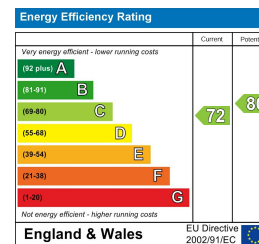
# Floor plan



Birkhead Road, RH2  
Approx. Gross Internal Floor Area 613 sq. ft / 57 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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TENURE: Leasehold  
Council Tax Band: D

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