



12A Birkheads Road, Reigate, RH2 0AR

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



JamesDean are pleased to bring to the market this spacious two bedroom ground floor apartment located within walking distance of Reigate train station.

The property offers a open plan kitchen/lounge with appliances including fridge freezer, washing machine, gas hob and electric oven. Both bedrooms are double rooms and modern bathroom suite. The property is located within walking distance of Reigate train station & Town centre.

House hold income required: £39,000.00pa

Rent: £1,300.00pcm

Deposit: £1,500.00

EPC: C



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, 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.

It's also a very popular location for all types of commuter with direct links from Reigate train station to London Victoria while the M25 Junction 8 is also easily accessible.

**PLEASE BE AWARE:** Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

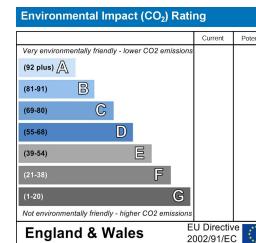
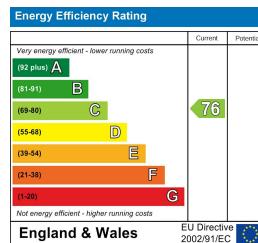
During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.



**£1,300 Per Calendar Month**



# Floor plan



TENURE:

Council Tax Band: C

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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.