



Holmesdale Road Reigate RH2 0BX

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JAMES DEAN

ESTATE AGENTS

JamesDean are pleased to present this spacious one bedroom ground floor flat in a central location in Reigate, Surrey. This spacious one bedroom flat would suit the young couple or professional who wants to be close to town and the train station.

The property comprises in brief; an entrance hall, living room/dining room, fitted kitchen with white goods, a bathroom and one double bedroom. The property benefits from gas central heating (new and not pictured), front and rear communal gardens and comes to the market with a garage.

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, 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.





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 reservation fee of £350.00. 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: £1,100

Security Deposit: £1,269

Agency Fee: First Adult: £295.00 Additional Adults £100.00

Any questions please call your local branch.



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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.