



Flat 19, Churchfield Court Bancroft Road, Reigate, RH2 7RS

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JAMES DEANE
ESTATE AGENTS

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Churchfield Court was constructed by McCarthy & Stone (Developments) Ltd in 1990 and simply comprises 36 retirement properties, providing excellent living



accommodation. The apartment comprises: entrance hall, lounge/dining room, master bedroom with built in wardrobes, recently fitted kitchen and bathroom.

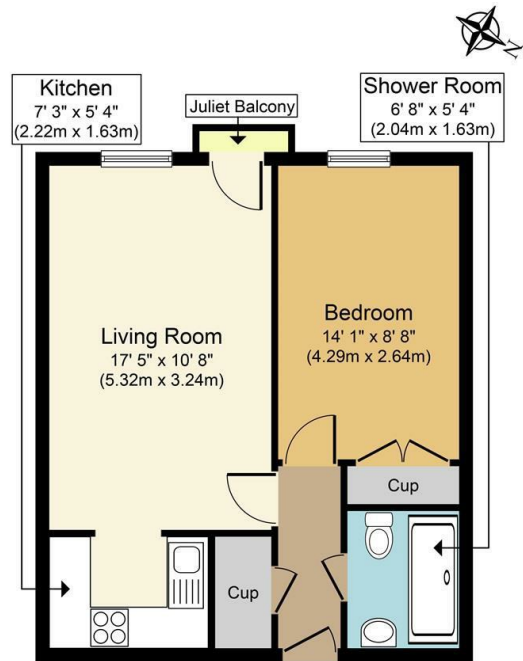
The development features a resident's lounge, laundry room, pleasant garden, a guest suite & there is a lift to all floors. Each property within the development benefits from a 24-hour emergency Appello call system and having a very personable Development Manager who can be contacted from various points within each apartment in the case of an emergency when on duty. Reigate is a five minute stroll away offering access to local shops and amenities.

Lease : 92 years from 1990, Service Charge £2837.18, Ground Rent £543.68

Guide Price £70,000



Floor plan



Approximate Floor Area
454 sq. ft.
(42.2 sq. m.)

Churchfield Court, RH2

Approx. Gross Internal Floor Area 454 sq. ft. (42.2 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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| Energy Efficiency Rating | |
|--|-------------------------|
| Current | Potential |
| 79 | 84 |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

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

TENURE: Leasehold
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.