



Flat 3, Knights Court Reigate Road, Reigate, Surrey, RH2 0QY

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JAMES DEAN

ESTATE AGENTS

JamesDean are pleased to present to the market this spacious two bedroom ground floor flat. The block is within walking distance of Reigate Town Centre & priory park. The sought after location is well connected to the M25 and Train Links to London.

The property offers a large living/dining room with parquet flooring, separate modern kitchen. Hallway which leads to a modern bathroom suite and the two double bedrooms. The property benefits from gas central heating, double glazed windows, a new single garage en bloc and residents parking. The property is offered to the market CHAIN FREE.

EPC: D / Council Tax: C / Share of Freehold - 959yrs

Service Charge: £1,800pa / Ground Rent: £0



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.

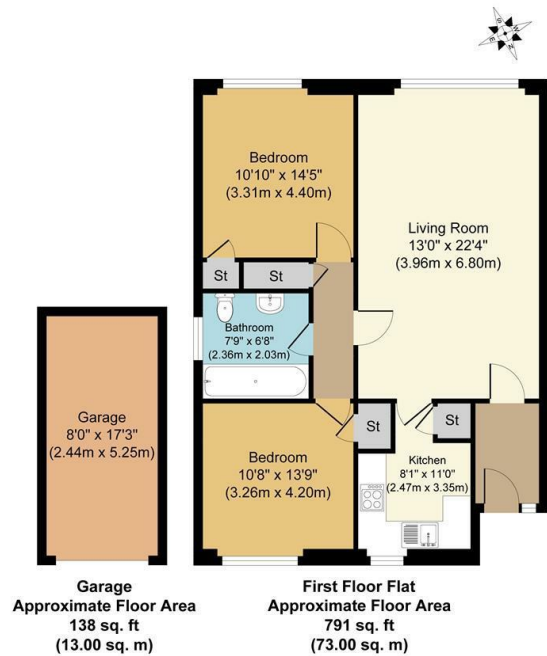
Priory Park is very popular with families and keep fit enthusiasts, the facilities are fantastic with Tennis Courts, Skate Park, children's play park, lake & the café located in the heart of the park. At weekends the park is a popular attraction with Reigate's Park Run and other seasonal attractions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

Reigate also boasts a range of highly regarded schools such as Reigate Grammar, Dunottar, Micklefield, Holmesdale, Reigate Priory, Reigate Secondary School and Reigate College.

Guide Price £295,000



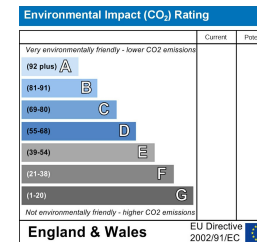
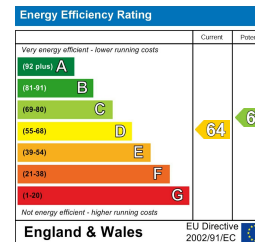
Floor plan



Reigate Road, RH2
Approx. Gross Internal Floor Area 929 sq. ft / 86.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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: Share of Freehold
Council Tax Band: C

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