



Flat 15 Brooklands Court, 25 Wray Park Road, Reigate, RH2 0EE

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J A M E S D E A N
E S T A T E A G E N T S

Exceptional thought and care has gone into creating this fully updated and modernised two-bedroom apartment that presents as a stylish option for downsizers of retirement age wanting to move in with ease because everything has been done to perfection.

A generous entrance hall with cloakroom storage leads to the lounge and kitchen at the heart of the home. The brand-new kitchen has been thoughtfully designed and features a quartz worktop, electric oven & hob, integrated fridge and freezer, washer/dryer and storage cupboards. The lounge with views over the gardens presents as a good size to relax and welcome visitors. Also looking over the gardens are bedrooms one and two. Bedroom one presents as a good sized double and has the benefit of built in wardrobes. Bedroom two sitting next to the lounge is



multifunctional in use lending itself as a guest room and study, dining or hobby room. The stylish bathroom offers an easy access double shower, vanity storage, sink and w.c.

Situated on the first floor the property is accessed by stairs from the lobby. An entry system allows ease of access for guests and deliveries. The property benefits from allocated parking as well as permits for visitors. The communal gardens are beautifully maintained and resident seating areas provide the opportunity to relax and appreciate them.

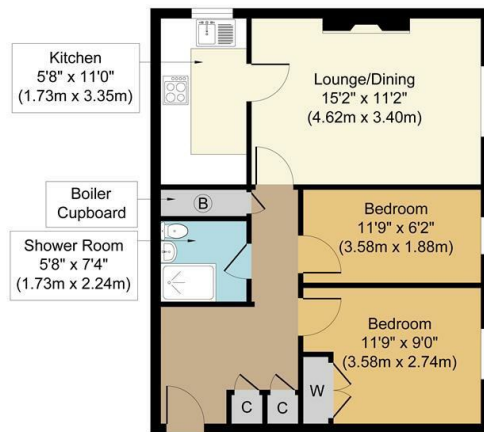
The apartments favoured location affords the choice of short walk to local shops and Reigate town centre with its café's, restaurants and beautiful park walks, or a more leisurely walk into Redhill town centre. The location also benefits from excellent transport links with Reigate Train station within an easy walk, frequent bus services and easy access to the M25.

Length of Lease: 88 years Service Charge: £272.59 per month Ground Rent: £75 a year

Guide Price £230,000



Floor plan

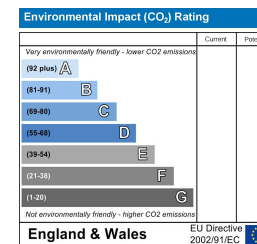
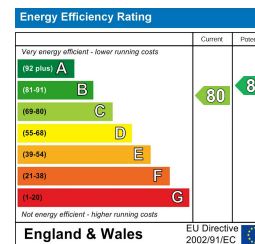


Approximate Floor Area
646 sq. ft
(60.00 sq. m)

Wray Park Road, RH2
Approx. Gross Internal Floor Area 646 sq. ft / 60.00 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: C

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