



24 Wraymead Place Wray Park Road, Reigate, RH2 0EF

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**JAMES DEANE**  
ESTATE AGENTS

Originally a two-bedroom layout, the property has been thoughtfully transformed into a spacious one bedroom providing in our opinion a much more appealing layout especially if you are used to larger reception/living rooms. The living room now makes room for either a formal dining table or a study area. French doors from the living room opens to a balcony, providing enough room for some garden furniture.

The kitchen is fitted with a range of wall & base units. The bedroom has been fitted with wardrobes offering plenty of storage. The ensuite toilet has a modern wall hung



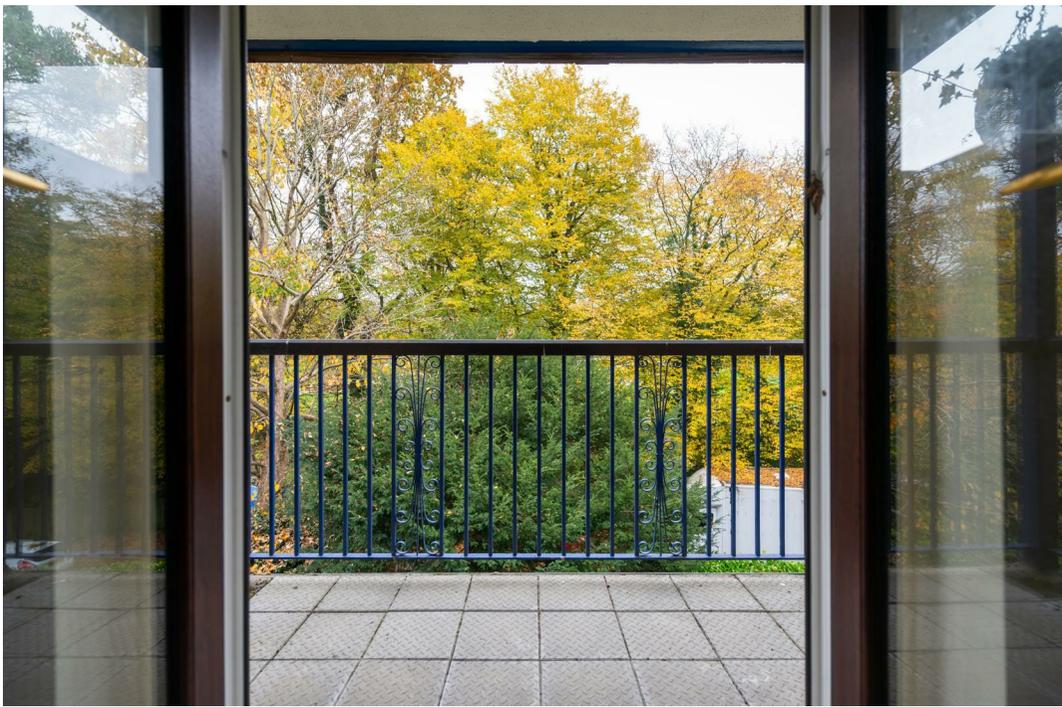
wc & sink within a fitted vanity unit, heated towel rail & storage cupboards.

The main bathroom has been refitted with a shower enclosure which has been tastefully tiled, hand basin, low level toilet.

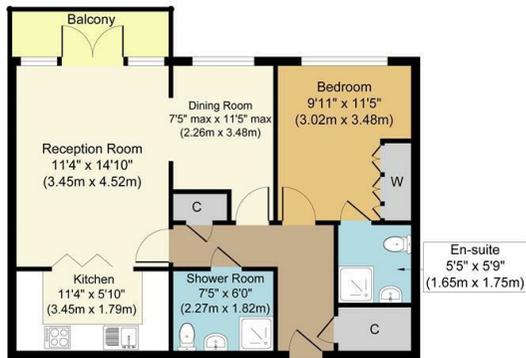
Wraymead Place is located within a favoured road & provides easy access into Reigate town. Residents can enjoy the beautiful communal gardens with its own communal conservatory, there is also an on-site hair salon, communal lounge which offers a range of activities, guest suite & video entry system. Residents also get comfort that there is an on-site warden & emergency call system. Resident & visitor parking.

Full lease & management details available on request.

**Guide Price £170,000**



# Floor plan



**Second Floor**  
 Approximate Floor Area  
 629 sq. ft.  
 (58.40 sq. m)

Wray Park Road, RH2

Approx. Gross Internal Floor Area 629 sq. ft. (58.40 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 valuations, 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

TENURE: Leasehold  
 Council Tax Band: D

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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.