

Flat 1, 27 Croydon Road, Reigate, RH2 0LY

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JamesDean are delighted to offer to the market this spacious two-bedroom first-floor apartment, ideally positioned within easy walking distance of Reigate town centre and mainline railway station.

Presented in excellent order throughout, the property has recently been redecorated and benefits from newly fitted carpets, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation comprises a generous living room, a well-proportioned fitted kitchen, two spacious double bedrooms, and a modern family bathroom. The apartment offers bright and well-balanced living space throughout, with the added benefit of allocated parking for one vehicle.

Offered to the market with no onward chain, this property provides an excellent opportunity for purchasers seeking a straightforward move into one of Surrey's most sought-after locations.



Lease Information:

Lease Remaining: 99yrs
Ground Rent: £200 per annum
Service Charge: Nil
Buildings Insurance: £324.85 per annum

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, 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.

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

Guide Price £250,000

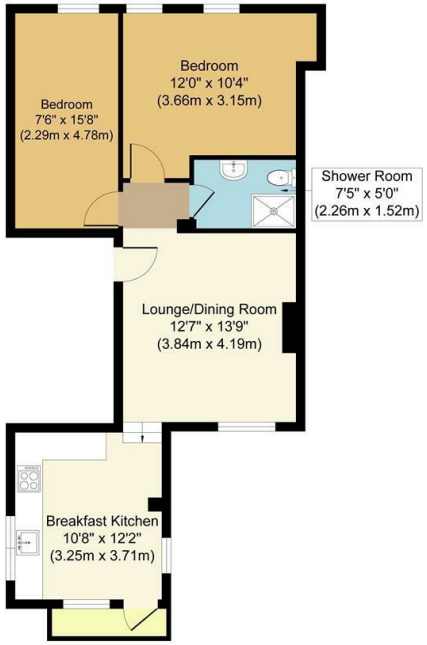

Virtually Staged




Virtually Staged



Floor plan

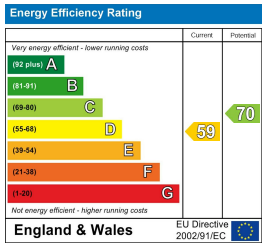


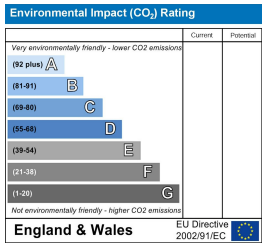
Approximate Floor Area
635 sq. ft
(59.00 sq. m)
Croydon Road, RH2
Approx. Gross Internal Floor Area 635 sq. ft / 59.00 sq. m

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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