



Flat 3,36 Chart Lane, Reigate, Surrey, RH2 7DZ

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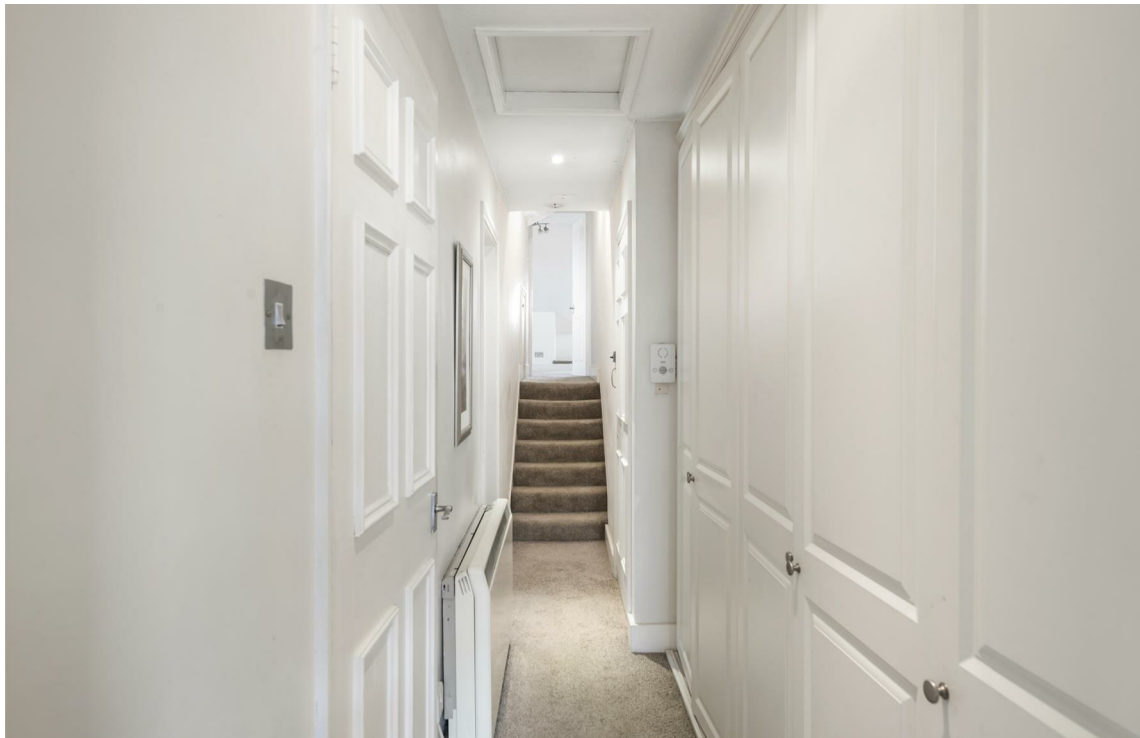


JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to exclusively offer to the market this one bedroom conversion apartment located in a favoured road and within walking distance of Reigate town. This top floor apartment comprises; spacious lounge /dining room with fabulous panoramic views, kitchen, bathroom with shower, a double bedroom with fitted wardrobes and additional storage throughout. The property also benefits from allocated parking.

Council Tax Band: C
EPC: E

Reigate offers a wealth of highly regarded schools for all ages, whilst 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 is breakfast, lunch or dinner you can choose from a wealth of favourites including Bill's, Cote, Wagamama, Café Rouge, Pizza Express, Nando's, Buenos Aires Steakhouse and a collection of coffee shops. Reigate is also well known for its quality independent eateries such as Island House, Cullenders, Lebni & Monte Forte Pizza. A wealth of independent 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.

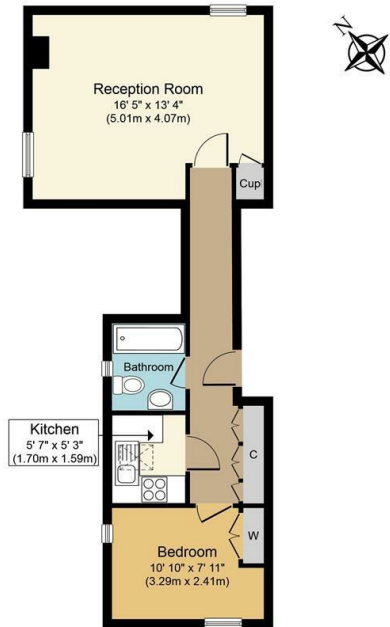
If you are commuting, then Redhill mainline train station offers links to London Victoria/ London Bridge & The South Coast.

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.

£950



Floor plan



First Floor
Approximate Floor Area
456 sq. ft.
(42.4 sq. m.)

Chart Lane, RH2

Approx. Gross Internal Floor Area 456 sq. ft. (42.4 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
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			
		50	79
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:
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.