



Flat 9, Ashfields, 26-30 Alma Road, Reigate, RH2 0BZ

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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

Entering the apartment, you are greeted by a welcoming entrance hall, with extensive storage cupboards for coats and utilities as well as W.C. The main bedroom is of a generous proportion, with built in wardrobes and a delightfully accessible ensuite with shower, basin and toilet. The property benefits from a good-sized kitchen which overlooks the grounds. The open plan lounge and dining room has a spacious feel and features a fireplace and further views over the beautifully maintained grounds and beyond. As a retirement development Ashfields offers 32 purpose-built properties for people over the age of 60 for females and 65 for males. In addition to each individual private property, all Anchor estates offer some shared



facilities, available for the use and enjoyment of all the residents, and managed and maintained by Anchor. Ashfields benefits from a communal conservatory, well maintained landscaped gardens, a guest room and parking spaces. For those times when you might like to be more sociable and meet up with others, they also run social activities and events including coffee mornings, games days, quizzes and tea afternoons.

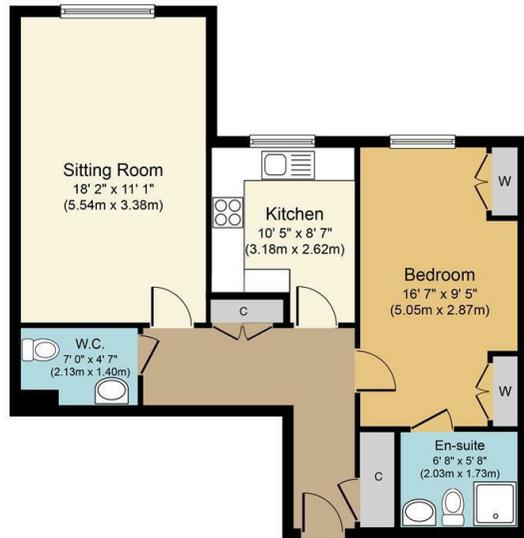
The estate manager is a resident on-site to offer help, advice and co-ordinate any services provided.

The development is situated in Reigate and has excellent transport links to London, Brighton and Gatwick Airport. The local shops are a 10 minute walk away and include supermarkets, a post office, library, coffee shops, restaurants and cafes. The doctor's surgery is a 5 minute walk away. Other local amenities include a cinema, Reigate Priory Park and the Castle Grounds.

**£120,000**



# Floor plan



Alma Road, RH2



Approx. Gross Internal Floor Area 724 q.ft. (67.2 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: D



Energy Efficiency Rating	
Current	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	
70	77
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	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	
England & Wales	EU Directive 2002/91/EC

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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.