



Flat 4, 11 Canons Close, Reigate, RH2 9RR

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JamesDean are delighted to present this spacious one-bedroom ground floor apartment, ideally situated in a quiet cul-de-sac just a short walk from Reigate town centre and Reigate train station.

Beautifully presented throughout, this modern apartment offers well-proportioned accommodation, including a bright and spacious living room featuring a stylish built-in media unit, a separate fitted kitchen, a generous double bedroom with ample space for storage, and a contemporary bathroom suite.



The property is ideally positioned for those looking to enjoy the excellent amenities Reigate has to offer, with an array of independent shops, cafés, restaurants, and leisure facilities all within easy walking distance. Reigate train station provides convenient links to London and the surrounding areas, making this an ideal purchase for commuters, first-time buyers, or investors.

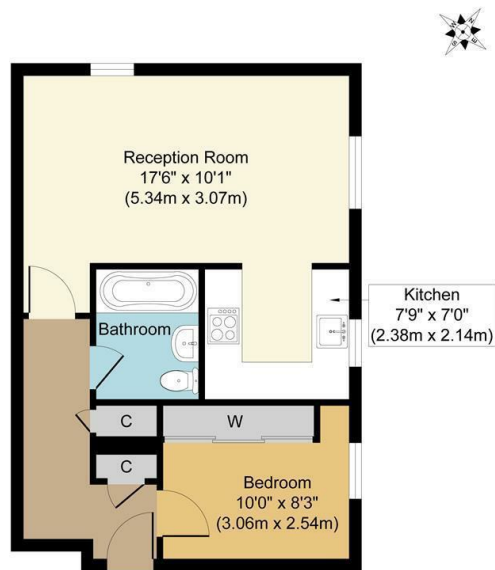
Further benefits include an allocated parking space, pet friendly block and a peaceful residential setting, combining convenience with a desirable location.

Share of freehold: 91yrs remaining
Service Charge: £2,000pa
Ground Rent: Nil

Guide Price £265,000



Floor plan



Approximate Floor Area
452 sq. ft
(41.96 sq. m)



Canons Close, RH2
Approx. Gross Internal Floor Area 452 sq. ft / 41.96 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:



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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ 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.