



Flat 40, Wraymead Place Wray Park Road, Reigate, Surrey, RH2 0EF

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JAMES DEANE
ESTATE AGENTS

This beautifully presented apartment is one of the largest on offer in the highly regarded Wraymead Place and was fully refurbished in 2015. 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 large reception/living rooms. The living room now makes room for either a formal dining table or a study area that also enjoys the stunning downs views. To offer a warm homely feel there is a beautiful fire with surround. The door from the living room opens to the balcony, which enjoys the morning sun.

The kitchen is fitted with a range of wall & base units, appliances include eye level oven & microwave, hob with over extractor, washing machine, tumble dryer & fridge freezer. There is also room for a breakfast table and chairs.



The bedroom has been fitted with bespoke 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 low bath which has been tastefully tiled, hand basin with monobloc mixer tap, low level toilet with concealed cistern, mirrored vanity unit with light & heated chrome towel rail.

Being top floor, you benefit from loft storage, which is part boarded, and has a folding ladder for access. The entrance hall also has a large walk-in storage cupboard.

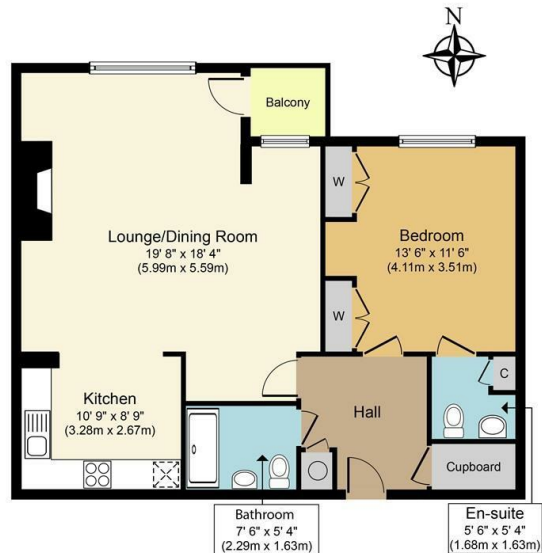
Wraymead Place is located within a favoured road & provides easy access into Reigate town. Residents can enjoy the beautiful communal gardens with its own communal conservatory, there is also an on-site hair salon, communal lounge which offers a range of activities, guest suite & video entry system. 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 £275,000



Floor plan



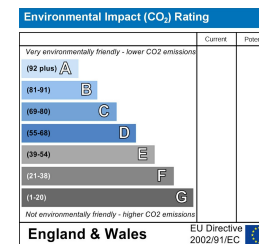
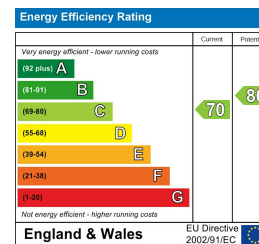
Approximate Floor Area
803 sq. ft.
(74.6 sq. m.)



Wraymead Place
Approx. Gross Internal Floor Area 803 sq. ft. (74.6 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. 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: E

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