



Flat 5 Littleton Grange Flanchford Road, Reigate, RH2 8QZ

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JAMES DEANE
ESTATE AGENTS

Nestled in two acres of grounds, this executive first floor apartment offers elegance and style. Situated on the cusp of Reigate Heath, yet close enough to town, it offers the best of both worlds. Built by Denton Homes, just over eleven years ago, this exclusive development consists of 12 luxury apartments finished to a deluxe specification.

The apartment benefits from electric underfloor heating throughout and a long lease. The accommodation consists of a large entrance hall with integrated storage,



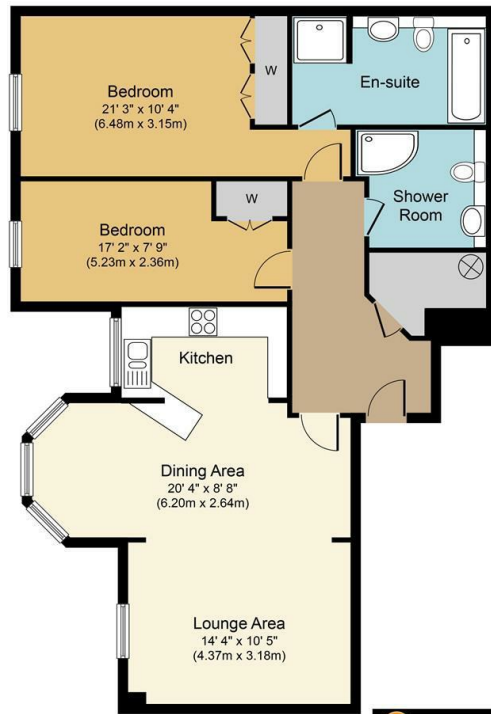
two double bedrooms, both with fitted wardrobes, master with a large ensuite and a separate shower room. The living room has a bright and airy theme, with a large bay window, spacious lounge area and the bonus of a dining area. The kitchen is finished to a high spec, with granite work surfaces, a range of integrated appliances, breakfast bar area and downlighting.

Externally, the property enjoys a wonderful setting with beautifully manicured communal grounds, large formal lawn and nature on your doorstep with open countryside surrounding the development. The apartment also benefits from allocated parking, a garage en bloc, with electric doors power and lighting. The development is conveniently located within close proximity to the town centre. Reigate offers a wide range of individual shops, restaurants, cafes and bars as well as public transport.

Offers In The Region Of £450,000

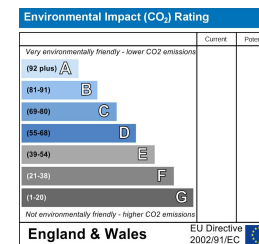
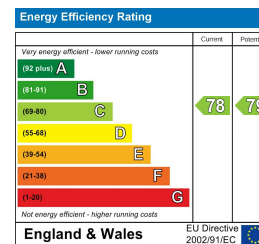


Floor plan



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: E

Lease: 109yrs / Service Charge: £3,054.00pa / Ground Rent: £250.00pa

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 ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
 T: 01737 242331 F: 01737 243481
 E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
 T: 01293 784411 F: 01293 784422
 E: info@jamesdeanproperty.co.uk

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