



Flat 1, Lynwood House  
143 Blackborough Road,  
Reigate, RH2 7DA

Asking price of £350,000



2



1



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Robert  
Leech .





# Flat 1, Lynwood House

Built in the 1900's, this attractive period property is ideally located within walking distance of both the town center and train station.

The apartment is located on the ground floor. The reception room is spacious, bright and airy with large sash windows allowing in plenty of light. The kitchen leads off from the living room with doors allowing access and consists of plenty of wall and base units allowing for plenty of storage.

The bathroom is modern and spacious and consists of a WC, basin and storage unit, and a bath with wall hung shower. Both bedrooms are double and similar in size. The apartment also has a two room basement study/games area which could be integrated into the apartment (subject to necessary permissions).

There is an allocated parking space on the driveway to the front of the property, there are additional visitors spaces and communal gardens.



1.1 miles  
Reigate



7.3 miles  
Gatwick



0.9 miles  
Redhill

- Share of freehold
- 2 double bedrooms
- 2 room private basement
- Communal gardens
- Allocated parking space plus visitors parking
- Large living area
- Walking distance to town centre
- Living space 755 sq ft



**OXTED**  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

**REIGATE**  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

**LINGFIELD**  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

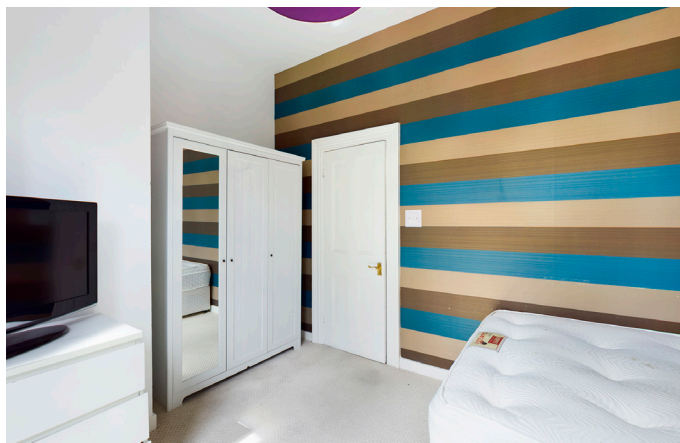
**LONDON**  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



#### LOCATION

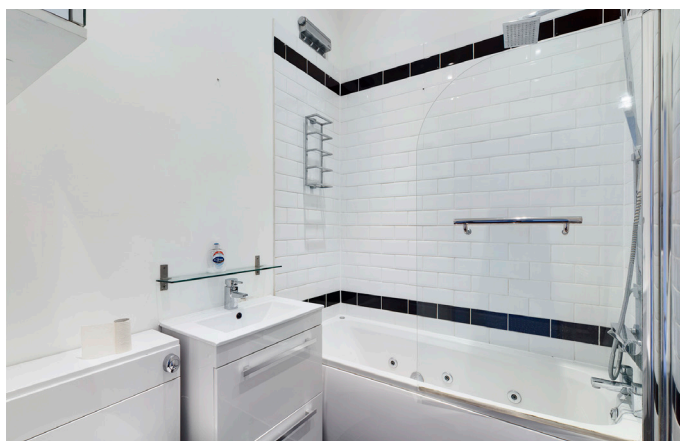
Reigate's bustling town centre offers an impressive range of shops and services. A flourishing market town in the best tradition of English rural communities, the picturesque streets have a delightfully modern, cosmopolitan feel. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores, while traditional butchers and well-stocked delicatessens specialise in mouth-watering local produce. Historic inns, cosy tea-shops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Vintage Tea House, The Chapel and Cullendars get great reviews.

Commuting from Redhill station to London offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive

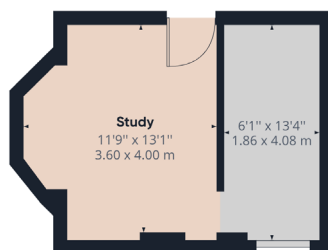


#### FAQ'S

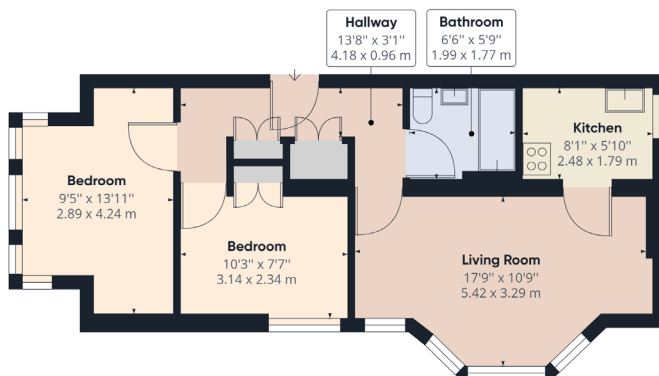
- Handsome Edwardian building
- Reigate and Banstead Council. Council tax band C £1,424.30
- EPC rating D
- Living space approx 755 sq ft
- Share of freehold
- Service charge £970.04 per annum







Floor -1 Building 1



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

755.26 ft<sup>2</sup>  
70.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Robert  
Leech.

