



Wray Park Road RH2 0EF

Asking Price £295,000

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Robert  
Leech • 

A beautifully presented and fully modernised, one bedroom, retirement apartment - situated to the rear of this highly regarded development within close proximity to Reigate town centre and station within local shops and amenities even closer.



0.9 mile  
Reigate



7 miles  
Gatwick



0.4 miles  
Reigate

The communal entrance hall is spacious and welcoming and gives access to the lifts and corridors leading to all of the apartments and residents lounge. The current owner has carried out an extensive refurbishment and created a wonderful warm and homely feel to the apartment throughout. The kitchen has been fitted with a range of wall and base units with integrated appliances including built in oven and hob with extractor hood over.

The sitting room is very attractive with doors giving direct access out onto the communal gardens to the rear of the development which are beautifully maintained and peaceful. The sitting room has useful built in cupboards to one wall and a contemporary wall mounted electric fire creating a focal point to the room. A useful utility/cloakroom comprises WC, wash hand basin, cupboards providing storage, integrated tall fridge/freezer and space for washing machine and tumble dryer.

The bedroom has built in wardrobes and an attractively fitted ensuite consisting of a corner shower cubicle, wash basin and WC.

Outside, there is ample residents and visitors car parking and the communal grounds are beautifully maintained.

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- Ground floor apartment
  - Highly regarded development
  - Close proximity to Reigate town centre & Station
  - Local amenities even closer
  - Immaculately presented
  - One bedroom with en suite and shower room
  - Useful cloakroom/Utility room
  - Delightful communal grounds STPP
  - Residents & Visitors parking

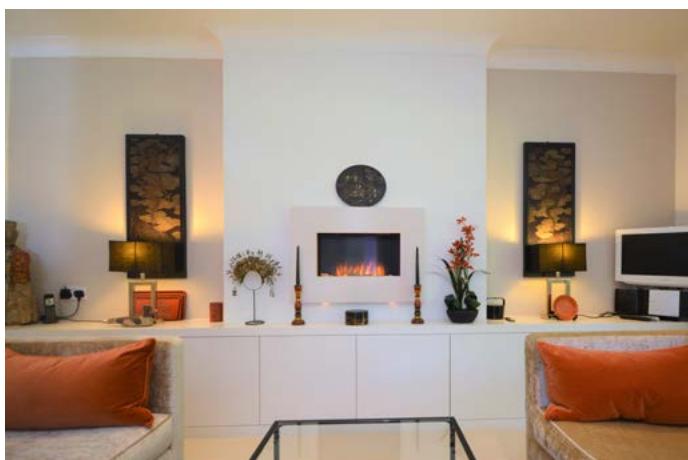
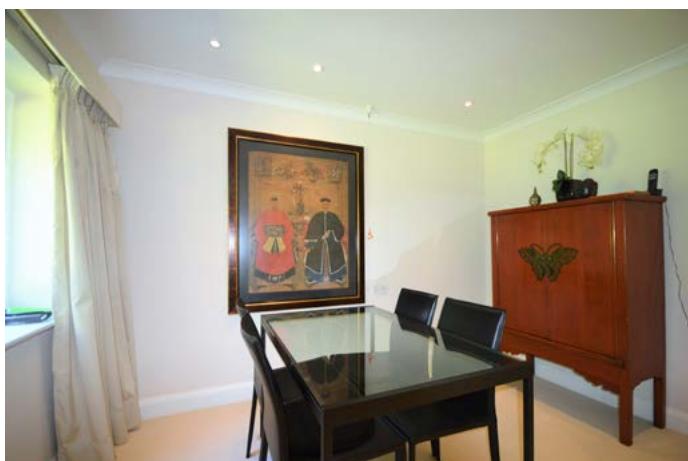


OXTED  
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Oxted,  
Surrey RH8 0PG  
01883 717272

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 provides a comprehensive range of local shops and boutiques including Jo Malone, Space NK and M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including The Chapel, Urban Kitchen, Costa & Starbucks. Local restaurants include Island House, Cullenders, Pizza Express, Wagamama's, Nandos and Bills.

The area offers a wide range of sporting facilities including active rugby, cricket, and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom.

Reigate station into London Bridge or Victoria takes around 40 minutes. Commuting to London is also possible through Redhill mainline station, 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with many other destinations, whilst The Channel Tunnel is within a 90 minute drive.

## FAQ's

- Reigate & Banstead Council tax band D £1,560
- Service Charge £3,336.97 (per annum)
- Ground rent £75 (per annum)
- EPC rating TBC
- Electric heating
- Living Space 708 sq ft (65.8 sq m)
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## Wraymead

Approximate Gross Internal Area = 708 sq ft / 65.8 sq m

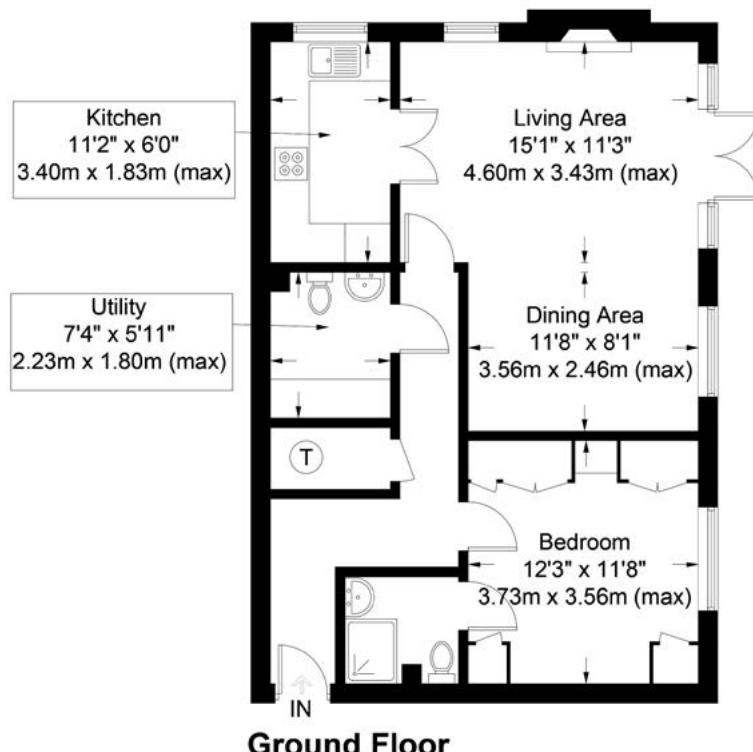


Illustration for identification purposes only, measurements are approximate,  
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Robert  
Leech.