



Flat 39, Linden Court,

Lesbourne Road

Reigate, RH2 7AB

Asking price of £285,000



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Robert  
Leech



## LOCATION

Set on the edge of “Lesbourne Village” with its own independent shops and cafes, with the wonderful Priory Park a stones throw away.

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 teashops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Island House, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullendars get great reviews.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. 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 routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.



0.3 miles  
Redhill



6.6 miles  
Gatwick



0.8 miles  
Reigate

- Located in the centre of Reigate
- Beautifully presented
- Modern and stylish
- Allocated parking
- Top floor apartment
- Walking distance to town centre, Priory Park & station
- Open plan kitchen/living area
- Lease length of 992 years
- Double bedroom
- Communal garden



**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

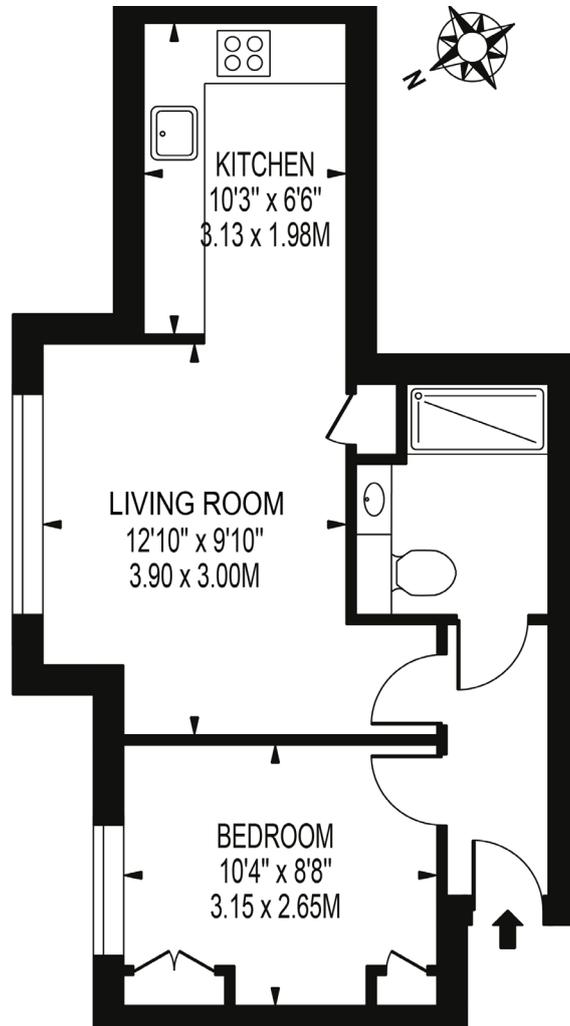


Set in the heart of Reigate in a handsome Grade II listed building is this beautifully presented 1 bedroom apartment. The property consists of a modern and stylish open plan kitchen/living room, a spacious bathroom with walk in shower, WC, underfloor heating and storage unit and a double bedroom.

The property has the benefit of allocated parking space set within the communal grounds.

#### FAQs

- Reigate & Banstead District Council
- Council tax B £1,611.64pa
- EPC rating B
- Leasehold 992 years remaining
- Service charge £591.72
- Ground rent £350



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.

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