



# 39 Wrayfield, Wray Common Road

Reigate, RH2 0ND

Asking price of £235,000



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Robert  
Leech



# 39 Wrayfield

Set in a stunning Victorian mansion, recently refurbished and located in the sought after Wray Common area in Reigate is this beautifully presented one bedroom apartment.

The property consists of an open plan kitchen/living/dining area with plenty of floor and wall hanging storage cupboards, a double bedroom and bathroom, with shower, WC and wash basin.

The communal grounds are both beautiful and extensive with plenty of space and displaying an array of different plants. There is also off road parking.



1 mile  
Reigate



8.1 miles  
Gatwick



0.8 miles  
Reigate

- No onward chain
- Recently refurbished
- Off street parking
- Open plan kitchen/living/dining room
- Walking distance to Reigate town & station
- Highly regarded residential road
- Living space 265 sq ft
- Extensive communal grounds



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

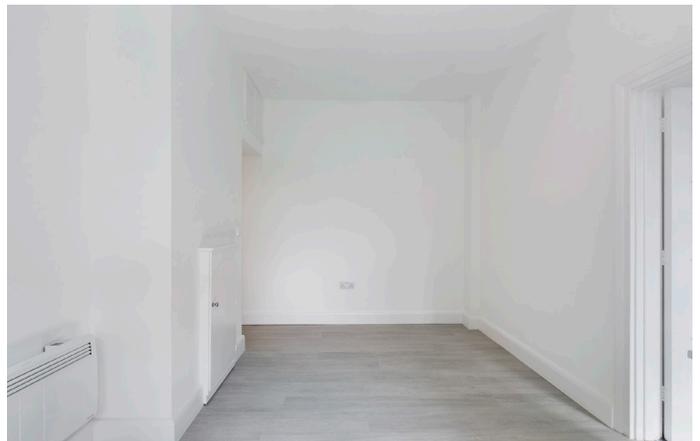
LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



#### LOCATION

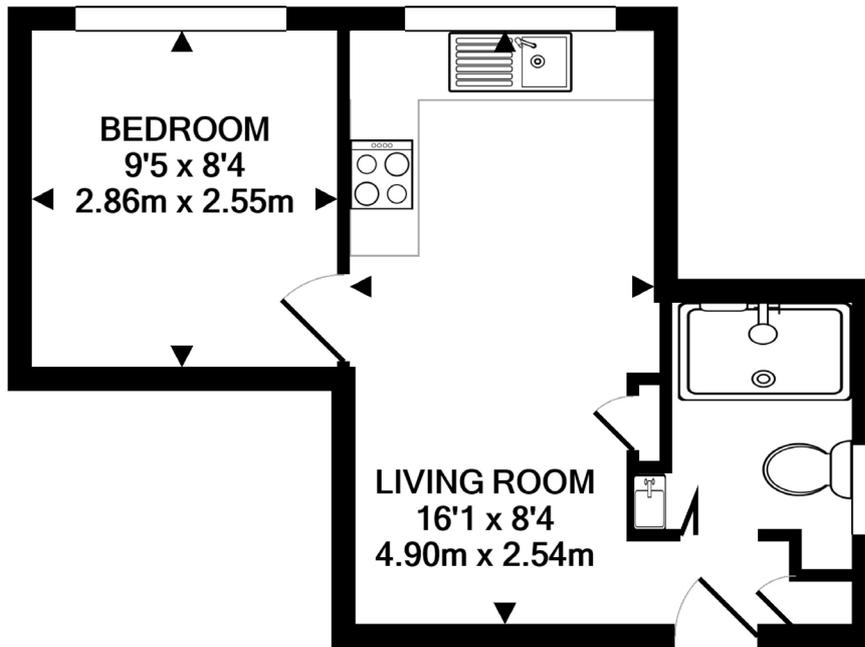
Reigate provides a comprehensive range of local shops and boutiques with an M&S Simply Food and Jo Malone. There are also a good number of restaurants, artisan cafes, bakeries and patisseries including Chalk Hill Bakeries, Cullenders, The Chapel & Canakin. Local independent restaurants provide a wealth of international cuisine, including, Lebnani, Monte Forte Pizza, Carmona Tapas, Saffron Summer Indian and Island House – international food in addition to many favourite High Street names.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. 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

- Reigate and Banstead Council. Council tax band D £2,014.49
- EPC rating F
- Living space approx 265 sq ft
- Leasehold 976 years remaining
- Service charge £1,468 per annum



TOTAL APPROX. FLOOR AREA 265 SQ.FT. (24.6 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. 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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Robert  
Leech .

