



Flat 3, The Lodge Batts Hill, Reigate
Reigate

Guide Price **£750,000**



Flat 3

The Lodge Batts Hill, Reigate

This light and spacious apartment is set in the private and secluded Lodge building set on the prestigious Wray Mill Park development surrounded by well-maintained landscaped gardens. The accommodation has full use of the development's private indoor heated swimming pool and comprises approx. 1,700 sq ft including entrance hall, large octagonal reception room with additional dining area, quintuple aspect windows spanning 270 degrees, with stunning views across the common, with its iconic windmill and beyond.

The kitchen/breakfast room is fully fitted with double oven and five-ring gas hob. The master bedroom has a walk-in dressing room and en-suite bathroom with separate shower. There are two other double bedrooms and family shower room. There is ample visitor parking and two private allocated underground garage spaces. This property has a share of the freehold, which is owned by the residents, and is at the end of a chain

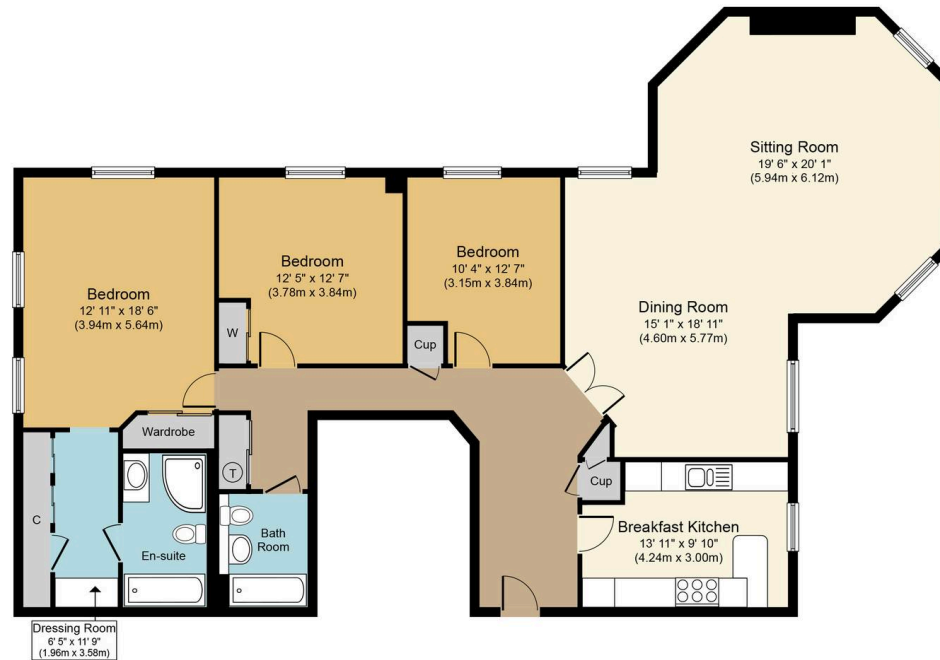
Council Tax band: TBD

Tenure: Share of Freehold

- Set in an exclusive development with fabulous views overlooking Wray Common
- First floor apartment is presented in excellent order throughout
- The accommodation comprises approx. 1,700 sq ft.
- Full use of the development's heated swimming pool.







First Floor
Approximate Floor Area
1,647 sq. ft.
153 sq. m.



Batts Hill, RH2

Approx. Gross Internal Floor Area 1,647 sq. ft. 153 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.