



9 Merrywood Park, Reigate, RH2 9PA
Asking Price £350,000

A two bedroom ground floor apartment offered to the market with own patio and brick built storage facility, sitting room/dining room, main bedroom, second bedroom, kitchen, family bathroom, communal gardens and NO ONWARD CHAIN. The property benefits from gas central heating and double glazing and is situated in the sought after North Reigate location within walking distance of Reigate mainline station and Reigate town centre with it's lovely selection of independent shops and cafes and excellent access to the M25. Ideal for first time buyers, downsizers and investors.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, power points, wood block parquet flooring, storage cupboard, further cupboard with fuse board and gas and electric meters, further storage cupboard with shelving.

FAMILY BATHROOM

A white three piece suite comprising low level WC with concealed cistern, inset wash hand basin with chrome style mixer tap, panel enclosed bath with chrome style mixer tap and shower attachment, side aspect Upvc double glazed window, extractor fan, tiled floor, tiled walls, radiator, medicine cabinet.

SITTING ROOM 15'1 x 11'7 (4.60m x 3.53m)

Rear aspect Upvc double glazed windows overlooking own patio and communal gardens, rear aspect Upvc double glazed patio door giving access to own patio and communal gardens, continuation of wood block parquet flooring, wall mounted lights, power points, coved ceiling, double panelled radiator.

DINING ROOM 9'11 x 6'6 (3.02m x 1.98m)

Rear aspect Upvc double glazed window overlooking communal gardens, double panelled radiator, continuation of wood block parquet flooring, coved ceiling, power points, thermostat for heating, door to:

KITCHEN 10'1 x 6'11 (3.07m x 2.11m)

Rear aspect Upvc double glazed window overlooking communal gardens, side aspect Upvc double glazed door giving access to side of property, a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, wall mounted boiler, tiled walls, tiled floor, space and plumbing for slim-line dishwasher, space for fridge, space and plumbing for washing machine, space for tumble dryer, power points, integrated electric over with 4 ring gas hob above and extractor over.

MAIN BEDROOM 13'2 x 11'7 (4.01m x 3.53m)

Front aspect Upvc double glazed window, radiator, continuation of wood block parquet flooring, power points.

BEDROOM 2 12'11 x 10'1 (3.94m x 3.07m)

Front aspect Upvc double glazed window, double radiator, continuation of wood block parquet flooring, power points.

OUTSIDE

AREA OF OWN PATIO

Accessed via sitting room, with access to:

COMMUNAL GARDENS

The communal gardens extend to areas mainly laid to lawn with mature shrubs and flower borders, patio area.

GARDEN STORE 6'1 x 5'1 (1.85m x 1.55m)

With locked door.

COUNCIL TAX BAND C

LEASE:

933 years remaining on the lease.

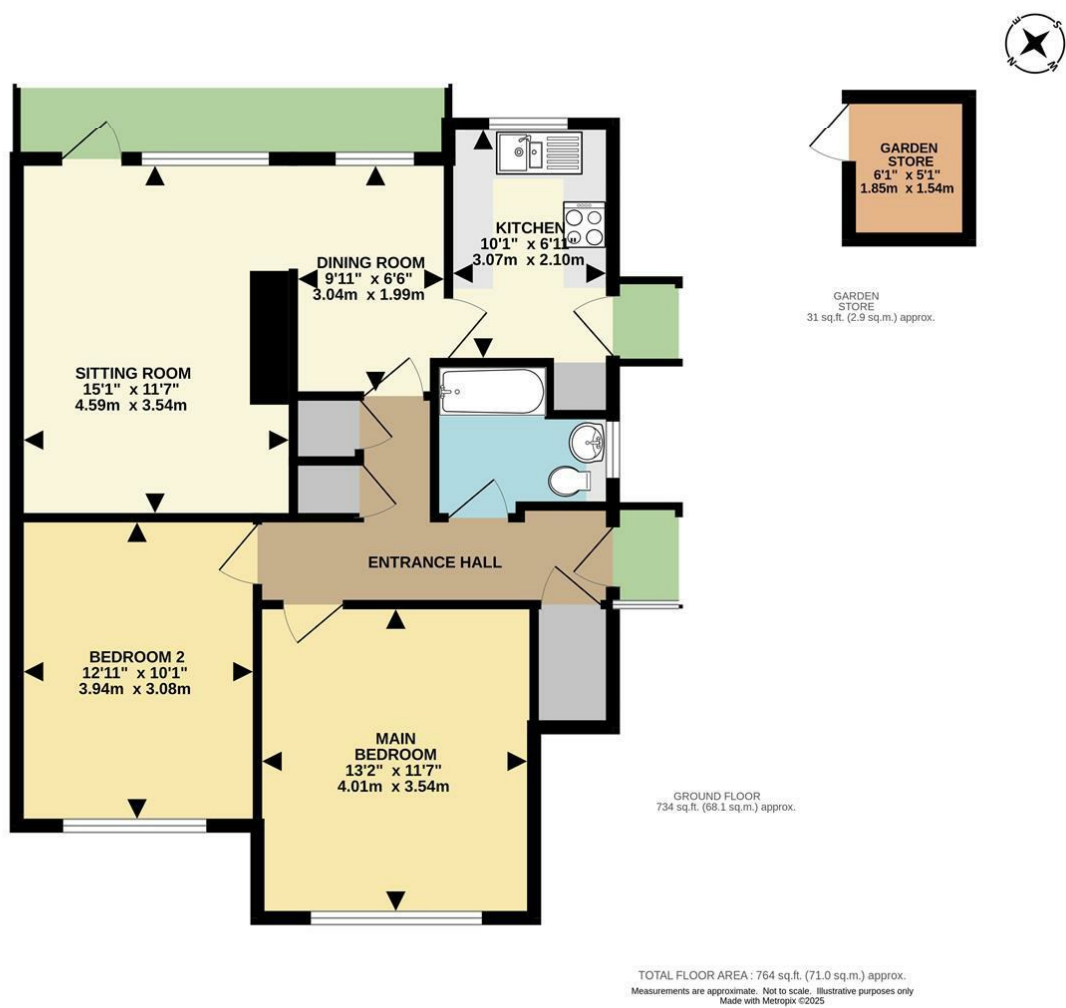
SERVICE CHARGE:

£763 pa

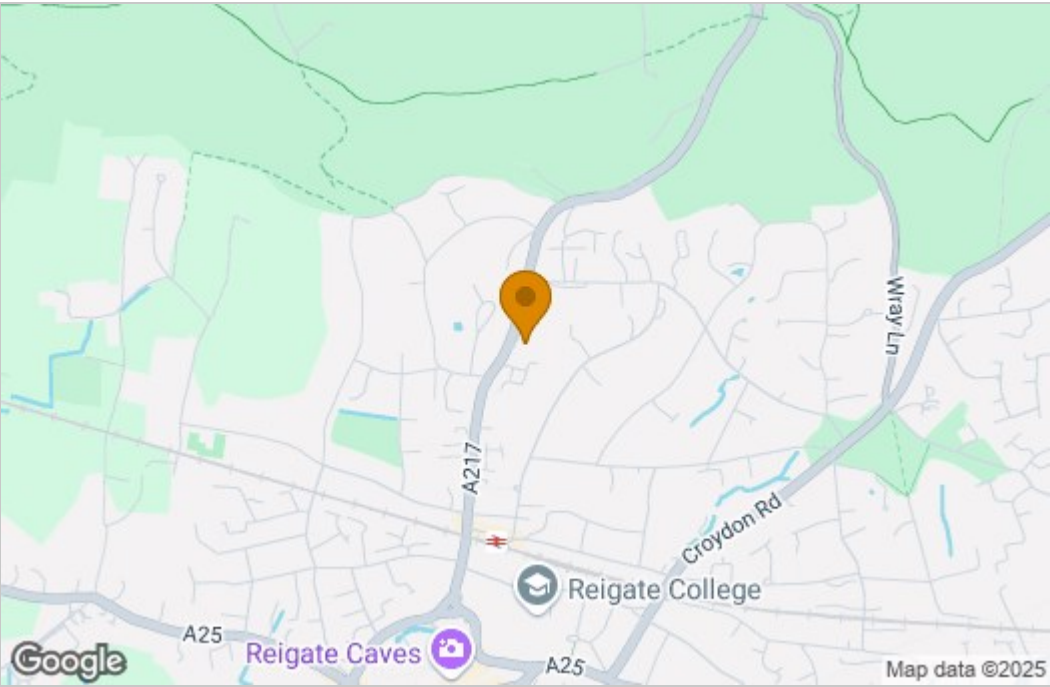
GROUND RENT:

£17 pa

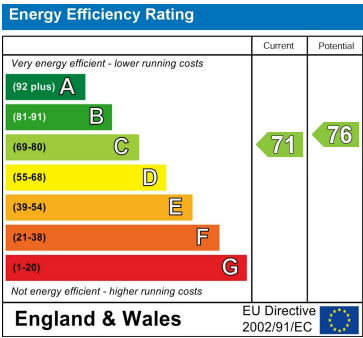
Floor Plan



Area Map



Energy Efficiency Graph



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