Location Map



## Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED Tel: 020 8401 5000 E-mail: residential@centro.plc.uk

See a selection of our properties at www.centro.plc.uk

# £1,600 Per Month -



#### Description

- Modern Development
- Gated Parking
- Two Bedrooms
- Two Bathrooms
- Private Balcony
- Great Location
- EPC Rating : C
- Council Tax Band : D

#### Features

- Gas Central Heating
- Double Glazing
- Underground Parking

# What you need to know

- Term: 12 months
- Rent: £1600pcm exclusive of bills
- Security deposit: £1846.00
- Council Tax Band D
- Energy Rating: C





# Additional Photo



# EPC Graph

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	2 Q

Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		
Very environmentally friendly - lower CO2 emissions				
(92 plus) 🛕				
(81-91)				
(69-80)				
(55-68) D				
(39-54)				
(21-38)				
(1-20) G				
Not environmentally friendly - higher CO2 emissions				
	U Directiv 002/91/E0	2 Q		

# Just Centro's Opinion...

- A beautiful two-bedroom, two-bathroom apartment set within a modern development in a convenient location within a short walk to Reigate town centre, the beautiful Priory Park and Reigate Station. Other features include, gated under-ground parking, full double glazing, gas central heating, carpeted rooms and neutral decor. Located on Lesbourne Road you are moments away from Reigate Town Centre which offers a whole host of shops, bars, restaurants and other amenities.
- Offered unfurnished and available to view now.

# Floor Plan

For illustration purposes only

# All dimensions and measurements are approximate and for guidance only.

This first-floor purpose-built apartment offers you a spacious lounge opening on to a private balcony, a modern kitchen with built in appliances and breakfast bar, two double bedrooms, one with en-suite shower-room and a separate family bathroom.

You have a variety of well-respected Schools close by, some of these include Dunottar, Reigate Grammar, Reigate Priory and Reigate Secondary.



Fonteyn Court, 18, Lesbourne Road, Reigate, RH2 7AU