

Kennedys'

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5, Amberleigh House
Carlton Road
Reigate
RH2 0JF

Located on the borders of Reigate in a quiet, leafy sought after road is this two bedroom purpose built apartment with lovely views, set in well-kept gardens enclosed by mature trees and fencing.

£300,000



- Two bedroom second floor apartment
- Finished to a high standard and recently refurbished
- Bathroom with panel enclosed bath and shower attachment
- Fully fitted kitchen
- NO ONWARD CHAIN
- Located on a popular and leafy road
- Primary bedroom with fitted wardrobe and en-suite shower room
- Dual aspect kitchen/lounge/dining room
- Allocated parking space

EPC: C



PROPERTY DESCRIPTION

The beautifully presented and recently refurbished second floor apartment is approached via a private block paved driveway, flanked by hedgerows and pretty front garden laid mainly to lawn. The entrance hallway with ample storage opens to a dual aspect generous kitchen/lounge/dining room. The fully fitted kitchen includes: stainless gas hob, stainless hood and splashback, and stainless oven, integrated fridge/freezer and stainless sink.

The property enjoys two bedrooms, one with fitted wardrobes and en-suite shower room and a second bedroom supported by the family bathroom with panel enclosed bath and shower attachment.

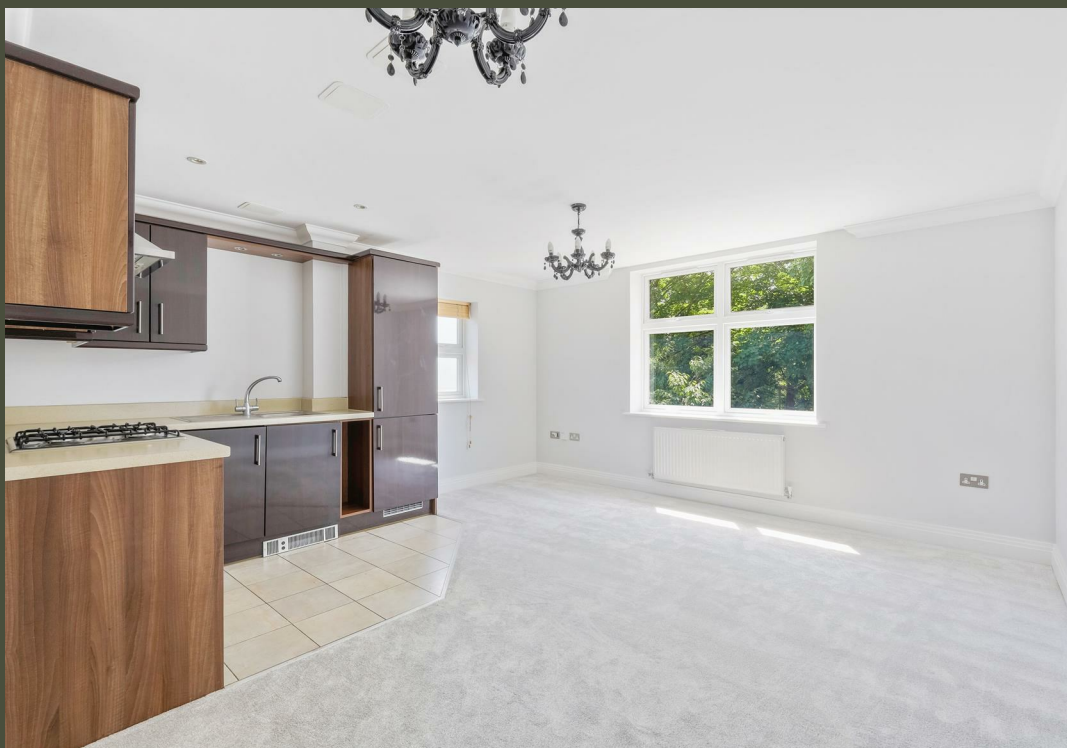
The property has much to offer in terms of location and includes gas central heating via radiators and UPVC double glazing and allocated parking space. The property is of undeniable quality, and has been recently decorated with new carpets throughout.

To the rear is a well-established communal garden laid mainly to lawn with a wealth of mature trees and shrubs, and small seating area.

The property is located on the edge of Reigate, just a short distance to Wray Common and Gatton Park and equidistant to both Reigate and Redhill stations offering a frequent and quick service into London Bridge and London Victoria stations. The M25 is a short drive with links to London and Gatwick and Heathrow airports.

Reigate town has a cosmopolitan feel with a number of good restaurants, coffee houses,









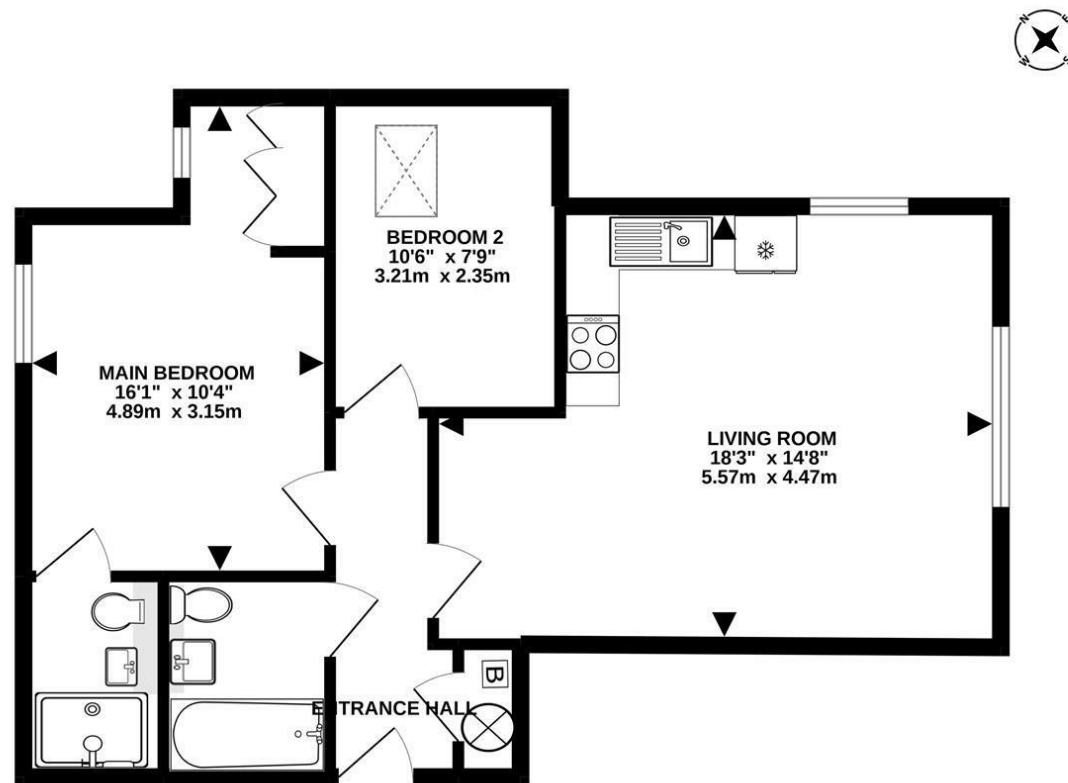
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Everyman cinema and independent shops, a Marks and Spencer food hall, and large Morrisons Super Market. Priory Park is a popular retreat with acres of wood and grasslands, enjoying tennis courts, skate park, superior playpark and restaurant. Schooling is well supported in the primary and secondary sector with St Matthew's CofE primary school, Carrington School, Royal Alexander and Albert School, Reigate Grammar, St Bede's secondary school and Reigate College.

The area is good for local walks with Wray Lane providing access to Gatton Park, The Pilgrims Way and The North Downs Way. Golf enthusiasts are well supported with courses found at nearby Reigate Hill golf club, Betchworth golf club, and Reigate Heath.

Council Tax Band: D

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If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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