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**Monks Court Monks Walk, Reigate RH2 0SR**

***welcome to***

## **Monks Court Monks Walk, Reigate**

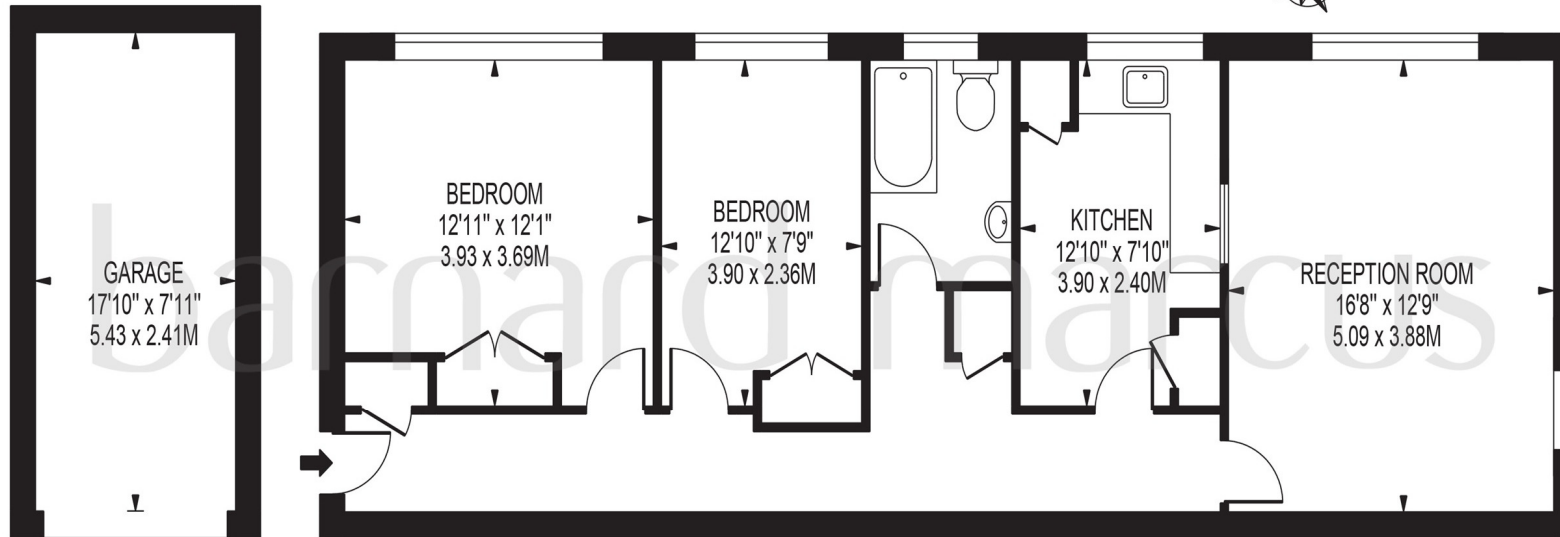
NO CHAIN and TWO DOUBLE BEDROOMS! This apartment offers space and a chance to add your own touch. the 792 SQ FT comprises of large hallway, two double bedrooms both with built-in wardrobes, kitchen, bathroom and light reception room. Outside you have communal gardens and garage. Reigate's historic high street is a few minutes walk with a delightful blend of old-world charm and modern convenience. The high street is lined with a variety of independent boutiques, charming cafes, and high-end restaurants. With Reigate Priory being a short walk away. For families, the proximity to renowned schools is a significant advantage. St Mary's Prep School and Dunottar independent school both offer a broad and exciting co-curricular programme. Redhill and Reigate train stations have direct links to London Bridge, London Victoria, East Croydon and Gatwick Airport to name but a few.



## MONKS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 792 SQ FT - 73.60 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 141 SQ FT - 13.09 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Monks Court Monks Walk, Reigate

- No chain
- Garage
- Two double bedrooms
- Minutes from Reigate town centre
- 792 SQ FT

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2160.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/RDH103070](https://barnardmarcus.co.uk/Property/RDH103070)



Property Ref:  
RDH103070 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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