

24 ASHFIELDS, 26-30 ALMA ROAD, REIGATE, SURREY, RH2 0BZ
£240,000
LEASEHOLD

***** SUPERB GROUND FLOOR APARTMENT, SITUATED WITHIN A SOUGHT AFTER DEVELOPMENT IN A VERY POPULAR ROAD IN REIGATE *****

***** FOR RESIDENTS OVER 60 YEARS (FEMALE) 65 YEARS (MALE) *****

This beautifully presented property benefits from a private front door and direct access to well kept gardens. there is ample built in storage and the development has lovely grounds, residents parking and a communal lounge area.

Through the private front door there is an entrance hall with a built in storage cupboard, beyond the hall you have a bright lounge/dining room, with a double glazed window to the front and an electric fireplace feature. There is an inner hallway, a stylish, modern fitted kitchen to the front and an equally stylish shower room, complete with push button start. To the rear of the apartment there is a spacious double bedroom that has a built in wardrobe, and a separate storage cupboard. Bedroom two will also accommodate a double bed, or could be a lovely dining room as it has direct access to a patio and on to some of the communal gardens.

Other benefits include a 967 year lease, an emergency pull cord system which is linked to warden assistance and ample residents parking to the front of Ashfields.

Reigate train station can be found less than a quarter of a mile away, where there is a parade of local shops, including a Co-op. The historic town centre of Reigate is only half a mile from Ashfields, and offers a wonderful selection of boutique high street stores, restaurants, pubs and beautiful parks.

NB. Service charge contribution paid on exit - calculated as 0.5% of purchase price per year of ownership.

- **GROUND FLOOR APARTMENT**
- **BUYERS OVER 60 YEARS (FEMALE) 65 YEARS (MALE)**
- **GARDEN ACCESS**
- **LONG LEASE**
- **COUNCIL TAX BAND: E**
- **TWO BEDROOMS**
- **PRIVATE ENTRANCE**
- **RESIDENTS PARKING**
- **SUPERB LOCATION**
- **EPC RATING: D**





ROOM DIMENSIONS:

PRIVATE FRONT DOOR

ENTRANCE HALL
3'10 x 3'5 (1.17m x 1.04m)

LOUNGE
16'5 x 11'9 (5.00m x 3.58m)

KITCHEN
9'8 x 9'7 (2.95m x 2.92m)

BEDROOM ONE
13'6 x 9'7 (4.11m x 2.92m)

BEDROOM TWO
11'10 x 9'9 (3.61m x 2.97m)

SHOWER ROOM
7'4 x 5'8 (2.24m x 1.73m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

RESIDENTS PARKING

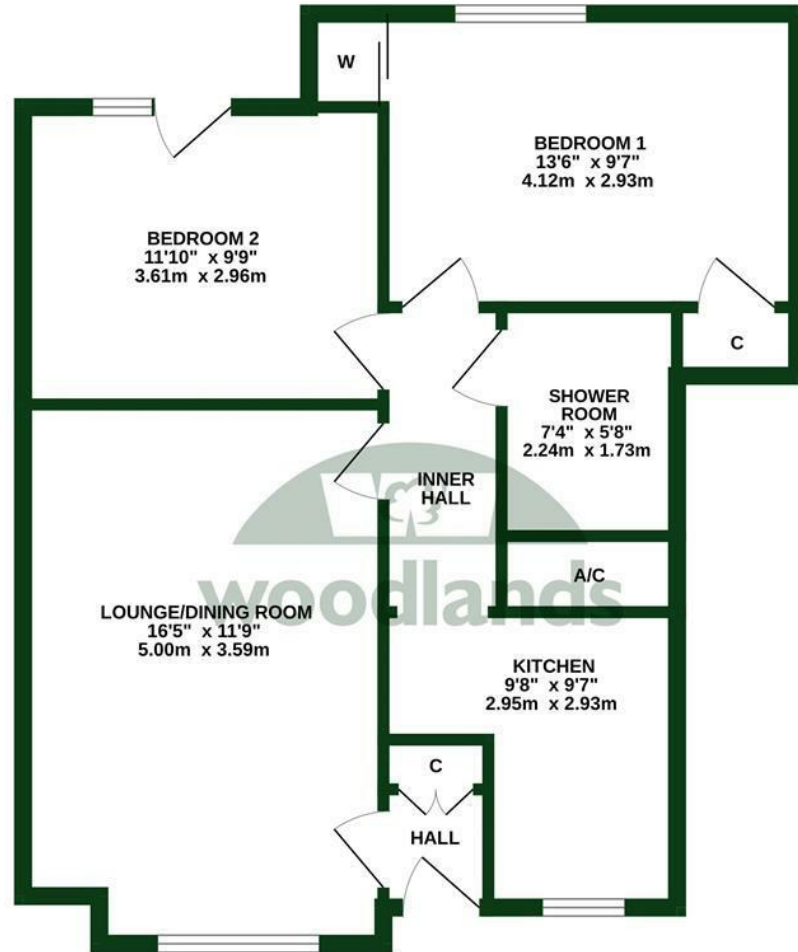
YEARS REMAINING ON LEASE: 967

GROUND RENT: £0

SERVICE CHARGE: £3,449.16 PER ANNUM



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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