



Maple House



3 MAPLE HOUSE OAKFIELD DRIVE, REIGATE, SURREY, RH2 9NT
OFFERS IN EXCESS OF £290,000
LEASEHOLD

***** PURPOSE BUILT TWO DOUBLE BEDROOM APARTMENT WITH NO ONWARD CHAIN *****

Situated in a cul de sac location, off of Reigate Hill, this spacious purpose built apartment is offered to the market with no onward chain. The location is perfect for access to Reigate train station and the surrounding amenities such as Beryl & Pegs Café and the local Co-op. Reigate town centre itself is also very accessible with its multitude of leisure and shopping facilities offered within the historic market town.

Transport links are on your doorstep with railway connections to London from Reigate station, and the M25 Junction 8 nearby. For those who wish to explore the countryside, the open spaces of the North Downs Way are just minutes away.

The apartment itself offers spacious, bright and airy accommodation created by the large windows throughout. The well sized entrance hall has built in storage cupboards and access to all rooms. The main living space is the 15ft lounge/diner which has a large bay-style window, and plenty of room for sofas and a dining table to host friends or family. The fitted kitchen has plenty of built in storage cupboards and room for appliances. Both the bedrooms are good size doubles, with bedroom 1 having two built in wardrobe cupboards. The modern fitted bathroom has a white suite including bath with separate shower over and a stylish tile finish.

The property is in good decorative order throughout, has double glazed windows, electric heating, is being sold with a new 125 year lease term and is chain free.

Outside there are communal lawned gardens, a bin store area and an en block garage. There is additional on-road parking within the cul-de sac. A viewing is highly recommended.

- **PURPOSE BUILT APARTMENT**
- **15FT LOUNGE/DINER**
- **EN BLOCK GARAGE**
- **NEW 125 YEAR LEASE**
- **COUNCIL TAX BAND: C**
- **TWO DOUBLE BEDROOMS**
- **DOUBLE GLAZED WINDOWS**
- **CLOSE TO TOWN & STATION**
- **NO CHAIN**
- **EPC RATING: C**





ROOM DIMENSIONS:

LARGE ENTRANCE HALL

LOUNGE/DINER

15'8 x 14'10 (4.78m x 4.52m)

KITCHEN

9'8 x 8'8 (2.95m x 2.64m)

BEDROOM ONE

11'9 x 10'10 (3.58m x 3.30m)

BEDROOM TWO

10'11 x 9'0 (3.33m x 2.74m)

BATHROOM

8'6 x 6'1 (2.59m x 1.85m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

GARAGE EN BLOCK

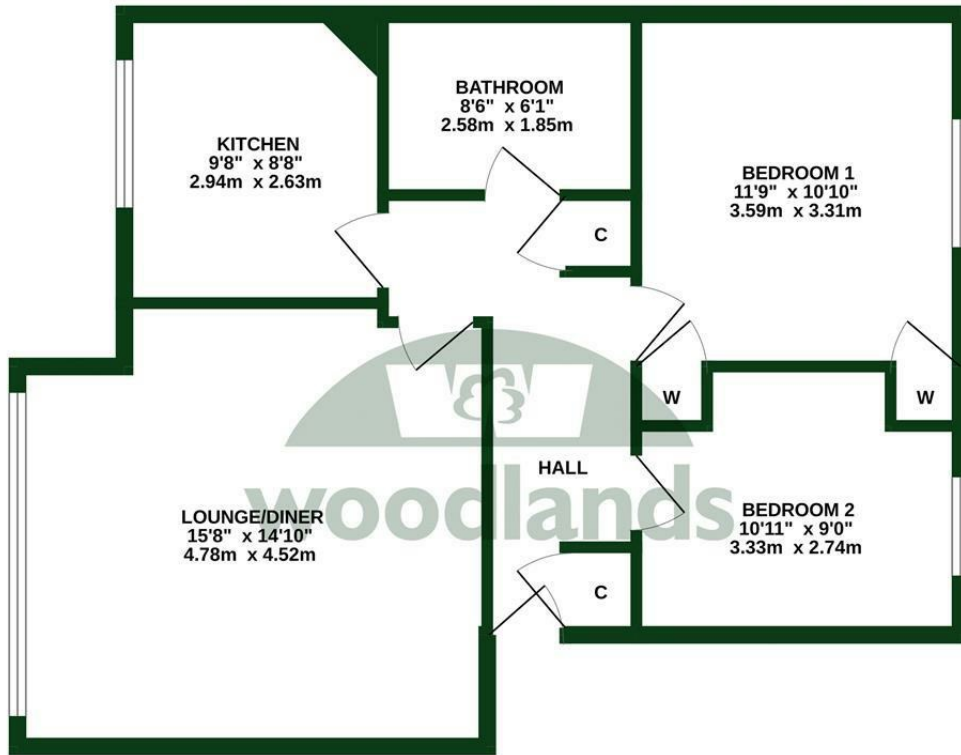
TO BE SOLD WITH A NEW LEASE TERM OF 125 YEARS

GROUND RENT: £66 PER ANNUM

SERVICE CHARGES: £1,400 PER ANNUM



FIRST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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