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**24A HOLMESDALE ROAD, REIGATE, SURREY, RH2 0BQ**  
**OFFERS OVER £250,000**  
**LEASEHOLD**

**\*\*\* SPACIOUS, SPLIT LEVEL APARTMENT LOCATED WITHIN EASY REACH OF REIGATE TOWN AND STATION \*\*\***

This good size apartment, which is currently tenanted, is superbly located within easy reach of local pubs, shops and Reigate train station. Reigate town centre itself is still only a short walk away and offers a wonderful selection of high street shops, pubs and restaurants.

The property is split over the first and second floors, with a communal access on the ground floor. You have a spacious, private entrance hall, off of which there is a kitchen/breakfast room, separate living room, and a bathroom. On the second floor there are two good size bedrooms.

The property has central heating, double glazed windows, and will be sold with a 150 year lease.

- SPLIT LEVEL APARTMENT
- LOUNGE
- TWO BEDROOMS
- CONVENIENT LOCATION
- COUNCIL TAX BAND: C
- NEW LEASE
- KITCHEN/DINER
- BATHROOM
- CLOSE TO STATION
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

7'10 x 5'8 (2.39m x 1.73m)

**LOUNGE**

12'4 x 10'8 (3.76m x 3.25m)

**KITCHEN/DINER**

12'4 x 10'0 (3.76m x 3.05m)

**BEDROOM ONE**

16'1 x 11'9 (4.90m x 3.58m)

**BEDROOM TWO**

10'2 x 8'9(max) (3.10m x 2.67m(max))

**BATHROOM**

8'3 x 5'0 (2.51m x 1.52m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**WILL BE SOLD WITH NEW 150 YEAR LEASE**

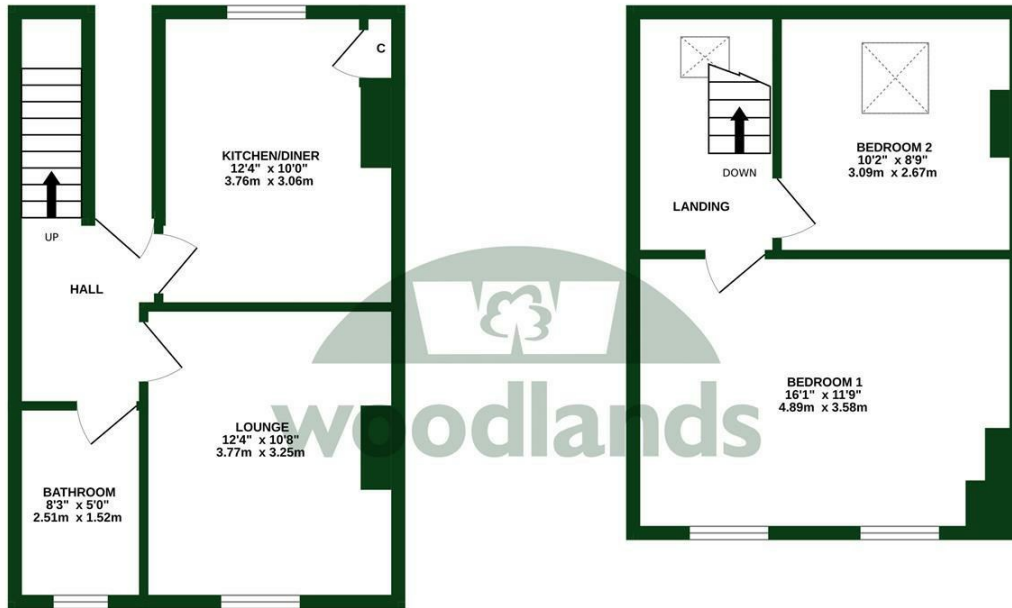
**GROUND RENT: £50 PER ANNUM**

**SERVICE CHARGES: £500 PER ANNUM**



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

2ND FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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