

1 Charlwood Place, Reigate, Surrey, RH2 9BA
Guide Price £350,000
Leasehold

***** GATED DEVELOPMENT IN CENTRAL REIGATE WITH LOVELY GARDENS *****

Built circa 2005, this spacious, ground floor apartment forms part of a well kept gated community only a short walk from the historic centre of Reigate.

Through the front door there is an entrance hall with built in storage and an entry phone system. The living space is an open plan lounge and dining room, with two double glazed windows to the rear. You have a separate fitted kitchen, with a window to the side. There are two double bedrooms, both of which benefit from fitted wardrobes, the principal bedroom from an en-suite shower room and there is a Jack and Jill bathroom which is accessed from both the hallway and second bedroom.

Within the gated development you have allocated off road parking, as well as visitor spaces. To the rear of Charlwood Place there is a landscaped courtyard area with seating, and then a beautiful open space, with mature trees and seating areas, that backs onto playing fields and acres of green spaces.

The top of Reigate town is a mere 500 yards away, within the town itself you have a wonderful range of restaurants, from artisan Pizzerias to Steakhouses and superb middle eastern cuisine. In addition, there are many boutique shops, an M&S food hall, Morrisons supermarket and a broad choice of pubs and bars.

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| ■ GROUND FLOOR | ■ MODERN APARTMENT |
| ■ 24FT LOUNGE/DINING ROOM | ■ TWO BEDROOMS |
| ■ BATHROOM AND ENSUITE | ■ ALLOCATED PARKING |
| ■ GATED DEVELOPMENT | ■ CENTRAL LOCATION |
| ■ COUNCIL TAX BAND: E | ■ EPC RATING: C |



ROOM DIMENSIONS:

ENTRANCE HALL
13'10 x 10'3 (4.22m x 3.12m)

LOUNGE/DINING ROOM
24'3 x 11'4 (7.39m x 3.45m)

KITCHEN
10'2 x 8'6 (3.10m x 2.59m)

BEDROOM ONE
10'9 x 10'9 (3.28m x 3.28m)

ENSUITE SHOWER ROOM
7'2 x 5'10 (2.18m x 1.78m)

BEDROOM TWO
12'10 x 9'0 (3.91m x 2.74m)

BATHROOM
7'2 x 6'1 (2.18m x 1.85m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

COMMUNAL GARDENS

YEARS REMAINING ON LEASE: 134

GROUND RENT: £275 per annum

SERVICE CHARGES: £285 per month

