



Reigate, Surrey

Asking price £475,000



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Communal Garden

Robert
Leech

ESTD 1989

Ashfields

A delightful semi-detached bungalow within a highly regarded retirement development set on a prestigious road. In excellent condition and with direct access to private communal gardens, this is an ideal property for those downsizing and wishing to remain in a convenient location.

- 2 bedroom, 2 bathroom semi detached bungalow
- Allocated parking space
- Visitor parking
- Communal gardens, private terrace
- Retirement development
- Built 1992 approximately
- Part time warden and emergency pull cords fitted
- Leasehold



0.7
MILE
REIGATE



1.9
MILES
REDHILL



8.9
MILES
GATWICK
AIRPORT

LOCATION

Reigate provides a comprehensive range of prominent High Street chains, boutiques and an M&S Simply Food. There are also a good number of restaurants, cafes and coffee shops including Costa and Café Nero. Local restaurants include Pizza Express, Wagamama's, Cote and Bill's.

Within 0.5 miles of the development is a local Co-Op and the station. Bus routes also run within easy reach.

TRAVEL

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe. There is excellent walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way.



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OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

ACCOMMODATION

Located in a highly regarded retirement development this unique semi detached bungalow is light and spacious and provides ideal accommodation for downsizers.

A generous hallway with handy storage cupboard opens to a spacious and double aspect lounge with electric fireplace and views at the front into attractive gardens.

There is a dining room to the rear with direct access out to a private communal garden and an attractive contemporary kitchen. The property has two good sized double bedrooms, the master featuring a bank of fitted wardrobes, garden views and an en suite bathroom.

There is also an additional separate bathroom. The development also features residents parking, emergency pull cords, communal lounge and part-time warden.



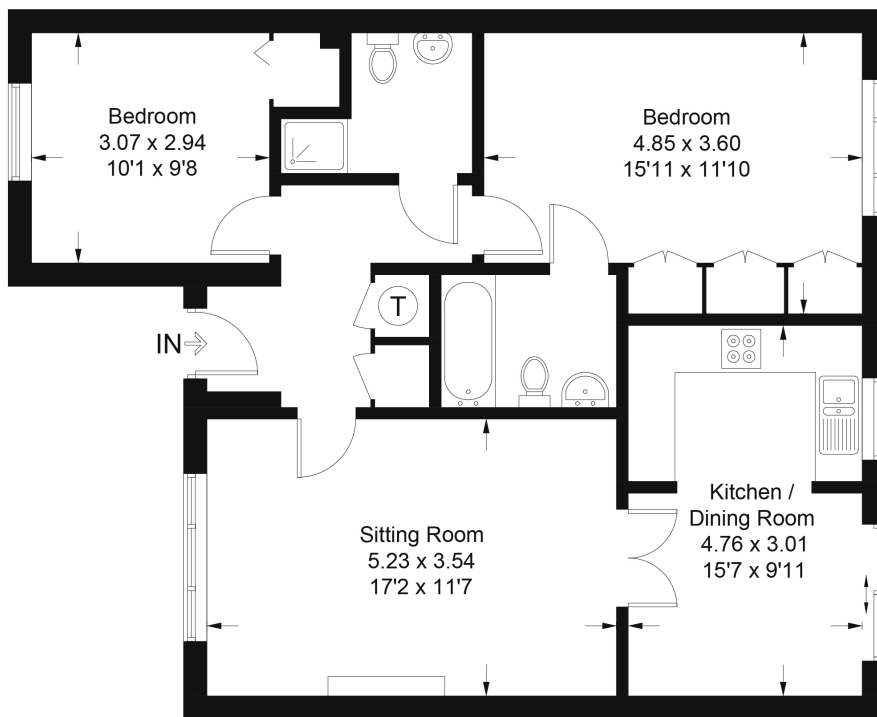
FAQ'S

- Council Tax Band F (Reigate and Banstead) (£2,909.82 pa)
- EPC rating E
- Night storage heaters
- Qualifying age 60 -65 years
- Part time Warden and emergency pull cords
- Living space 844 sq ft
- Loft with access ladder
- Lease 999 years commencing 1992
- Freeholder: Anchor Hanover
- Service charge - £3,150 pa (covers buildings insurance, water charges, communal grounds , warden)
- Sinking fund in place, details available
- Post sale charge of 0.5% of purchase price for every year of occupancy.





Approximate Gross Internal Area = 78.4 sq m / 844 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID690361)

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