

STONE



*Charlwood Place RH2*

£375,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Guide - £375,000 - £400,000

Tucked away in the vibrant centre of Reigate's charming town centre, this exquisite ground floor apartment offers a seamless fusion of refined elegance, practicality, and scenic surroundings. Situated in a prestigious gated development just off the bustling High Street, this residence epitomises modern living with its contemporary design and enviable location.

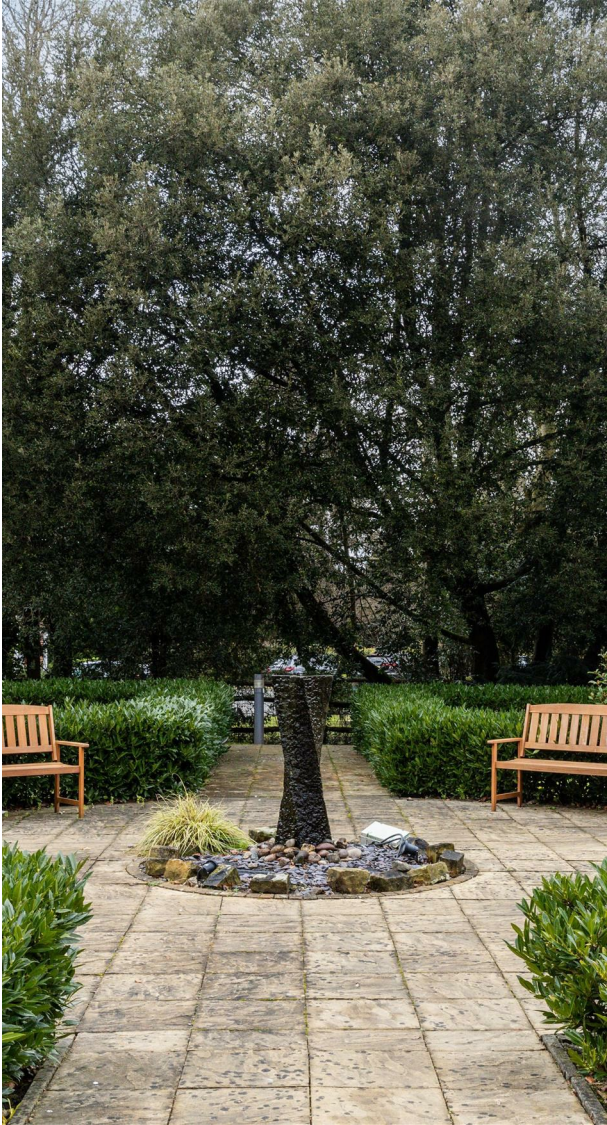
As you step into this modern home, you are greeted by a sense of space and sophistication. The separate kitchen boasts sleek finishes and ample storage, providing the perfect setting for culinary enthusiasts to indulge their passion. The expansive lounge and dining area offer a seamless flow, ideal for both entertaining guests and relaxing in comfort. With south facing windows inviting abundant natural light, this inviting space exudes warmth and tranquility.



The apartment features two generously sized double bedrooms, each offering a tranquil retreat for rest and relaxation. The master bedroom boasts an ensuite bathroom, providing a private sanctuary for unwinding after a long day. A second well-appointed bathroom ensures convenience and comfort for home owners and guests alike. Additionally, the apartment includes one designated parking space, ensuring convenience for residents, while visitor parking is also available, catering to guests with ease.

With its convenient proximity to major transport links, including the M25 and Reigate train station, commuting to London and beyond is a breeze. Whether you're seeking the tranquility of the countryside or the excitement of the city, Reigate offers the perfect balance of both worlds. This ground floor apartment presents a rare opportunity to experience the epitome of luxury living in the heart of Reigate. Combining stylish interiors, modern amenities, and a prime location, this residence promises a lifestyle of comfort, convenience, and sophistication.







Beyond the confines of this elegant apartment lies the vibrant town of Reigate, renowned for its rich history, picturesque surroundings, and thriving community. Steeped in charm and character, Reigate offers an array of amenities, from boutique shops and quaint cafes to fine dining establishments and cultural attractions. Residents can enjoy leisurely strolls along the High Street, exploring its eclectic mix of shops and boutiques, or venture further afield to discover the natural beauty of Reigate Heath and Priory Park.

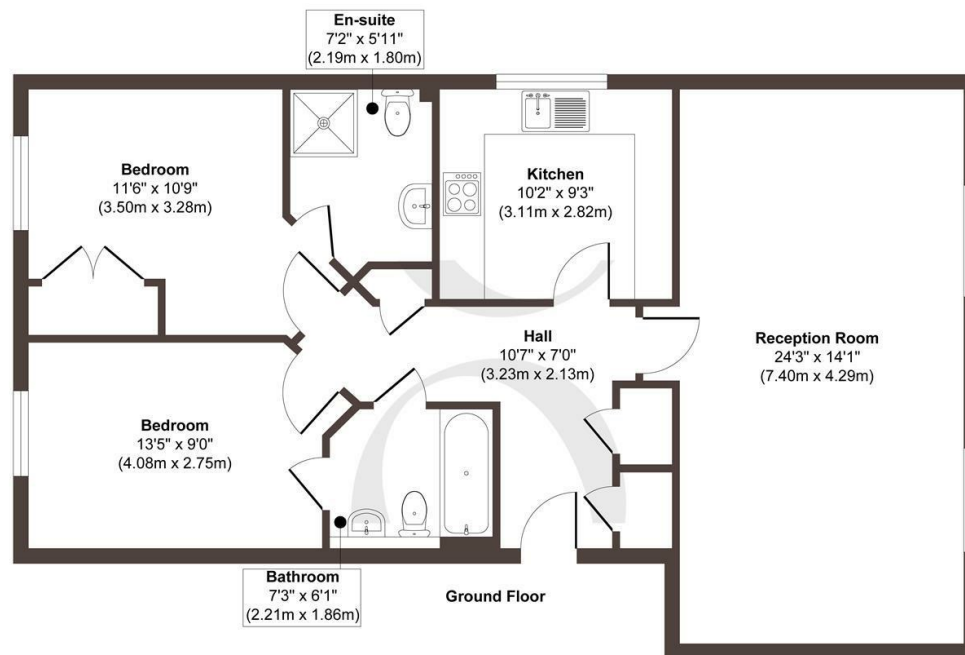
Conveniently located within proximity are the popular Black Horse, Skimmington Castle, and The Pheasant pubs, offering locals the perfect destinations for socialising and unwinding amidst Reigate's vibrant community.











**Approx. Gross Internal Floor Area 877 sq. ft / 81.51 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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## The Details

- Modern 2 bedroom ground floor apartment
- Guide - £375,000 - £400,000
- Gated development with allocated parking
- 2 bathrooms (including ensuite)
- No chain
- Ground rent - £275pa
- Service charge - £2188pa
- Lease - 135 years
- 
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Size  
Approx 877.00 sqft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
E



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*Let's Talk*

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