



*Wray Park Road RH2*

£325,000

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

————— *The Stone Family*



Part of a distinguished Victorian manor, Waverley Court has been thoughtfully converted into distinctive, character-filled apartments, each boasting its own unique charm. This particular residence stands out as an exceptional offering, spanning an impressive 935 sq ft across two meticulously designed floors.

With a private entrance, this period conversion has beautifully retained its original ornate corning and picture rails, evoking a sense of timeless sophistication. Enjoy cosy evenings in front of the fireplace with a working log burner. The generous layout is both practical and luxurious, offering ample space for both living and entertaining.

The heart of the home is the inviting reception room, where natural light cascades through the sun room, creating a bright and airy atmosphere. This seamless integration with the spacious communal garden provides a perfect setting for relaxation and entertainment. Adding to its allure is a charming mezzanine, offering an additional spot to unwind and soak in the apartment's serene atmosphere.

The apartment features a modern kitchen, equipped with contemporary appliances, a stylish bathroom, and a spacious double bedroom with dressing area. Every area of this home ensures comfort.









Off-road parking adds to the convenience, and the location is unbeatable. Reigate train station, located at the end of the adjoining Alma Road, ensures easy connectivity for commuters and explorers alike.

The nearby Reigate Historic High Street is a picturesque thoroughfare lined with quaint shops, cafes, and historic buildings, evoking a sense of timeless elegance.

Surrounded by picturesque countryside, Reigate offers ample green spaces and recreational areas, including Priory Park with its beautiful lake and extensive playgrounds.

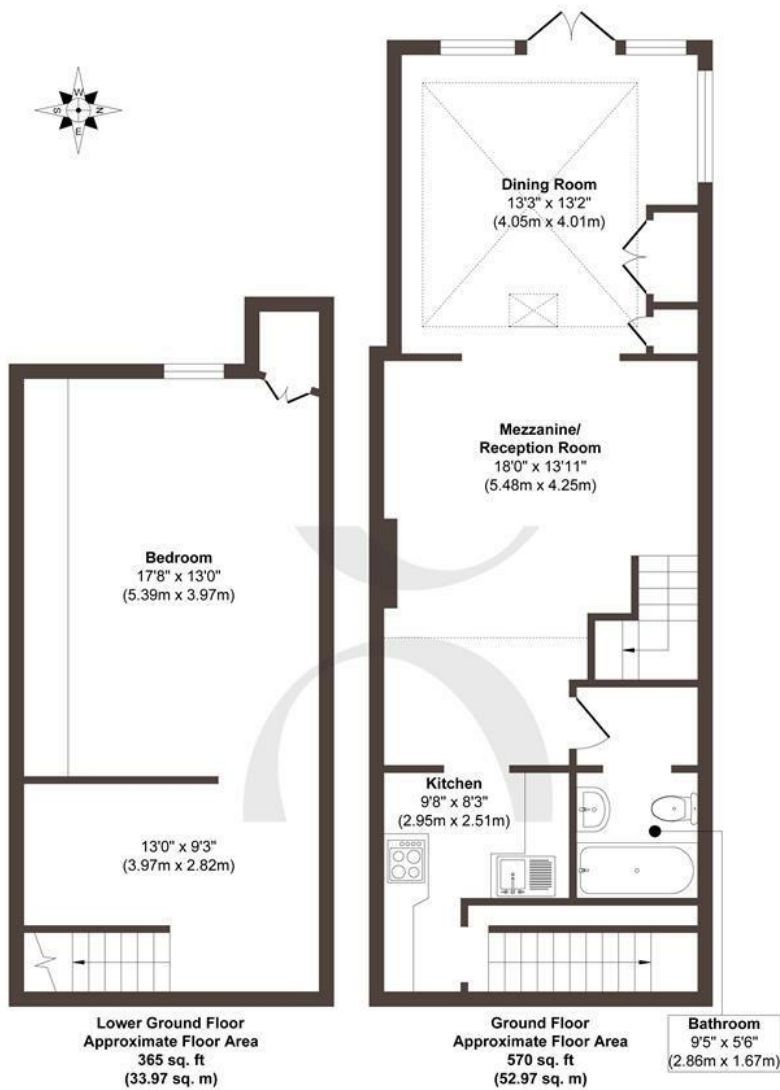
Waverley Court is not just a residence; it is a lifestyle. This remarkable one bedroom apartment, with its unique character and chain free offering, presents an unparalleled living experience in one of Reigate's most desirable addresses. Don't miss the chance to make this extraordinary property your new home.











**Approx. Gross Internal Floor Area 935 sq. ft / 86.94 sq. m**

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

**STONE**

## The Details

- Chain free
- Period conversion apartment
- Victorian features and tall ceilings
- Large reception room with mezzanine
- Modern bathroom
- Spacious bedroom with dressing area
- Direct access onto the communal garden
- Off road parking
- Share of freehold with a long lease

Size  
Approx 935.00 sq ft

Energy Performance Certificate (EPC)  
Rating D

Council Tax Band  
B



STONE

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