

STONE



Wray Common Road RH2

£495,000

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

————— *The Stone Family*



Situated within the prestigious gated development of Baily Gardens on Wray Common Road, this exceptional ground-floor apartment offers the epitome of modern living in a tranquil and secure setting.

Built by the renowned Berkeley Homes in 2010/2011, Baily Gardens is known for its beautifully maintained communal gardens, elegant internal spaces, and high-quality finishes throughout.

Upon entering the apartment, you are welcomed by a spacious entrance hall that leads seamlessly into an impressive open plan living area. The living space is flooded with natural light, courtesy of large double doors that open onto a private garden seating area.

The modern kitchen, with its sleek cream slab doors, integrated appliances, and breakfast bar, is perfect for both casual dining and entertaining. The adjacent dining space and living room offer ample room for relaxation and gatherings.

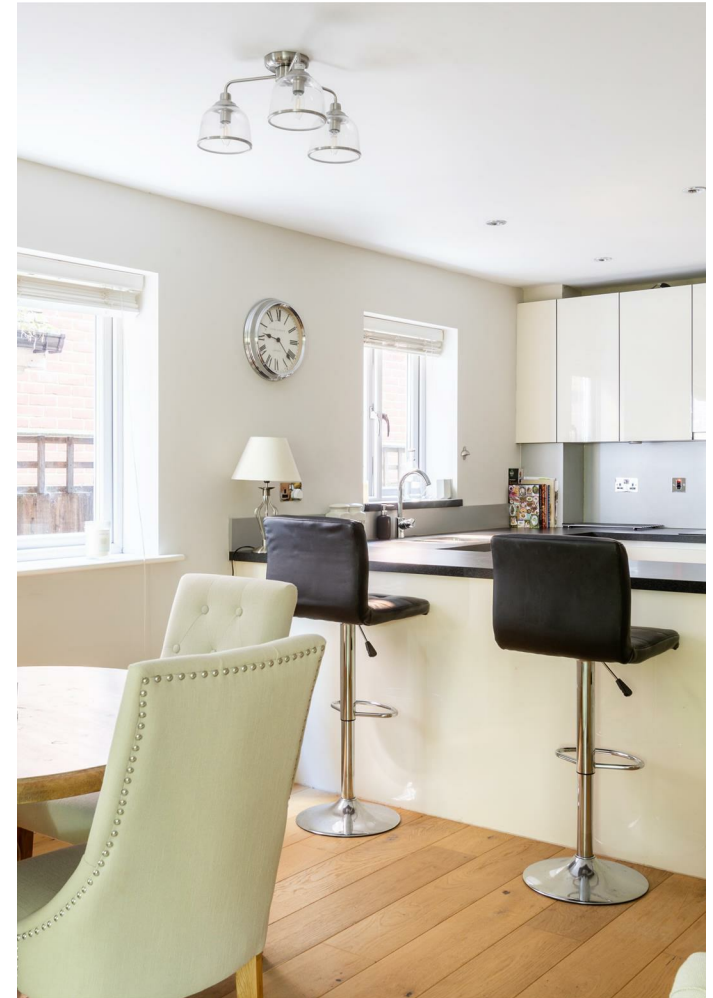


The apartment offers two generously sized double bedrooms, each thoughtfully designed for comfort and privacy. The principal bedroom features an en-suite shower room and a built-in wardrobe, while the second bedroom is served by a luxurious family bathroom.

Both bathrooms are finished to a high standard, with white sanitary ware, chrome fixings, and luxury textured tiles. Additional conveniences include a separate utility room and plenty of storage throughout the apartment.

Residents of Baily Gardens benefit from an entry system on the ground floor, secure electronic gates leading to allocated parking at the rear, and further visitor parking. A lift provides easy access to all floors, ensuring convenience for all residents.







While Baily Gardens offers a peaceful residential setting, excellent transport links ensure that the rest of the world is easily accessible.

Both Reigate and Redhill Train Stations, each walking distance from Wray Common Road, provide frequent and fast connections to central London, as well as connections to Gatwick Airport and beyond.

Reigate, a charming historic market town nestled in Surrey, seamlessly marries rich history with modern convenience, making it a highly desirable place to call home.

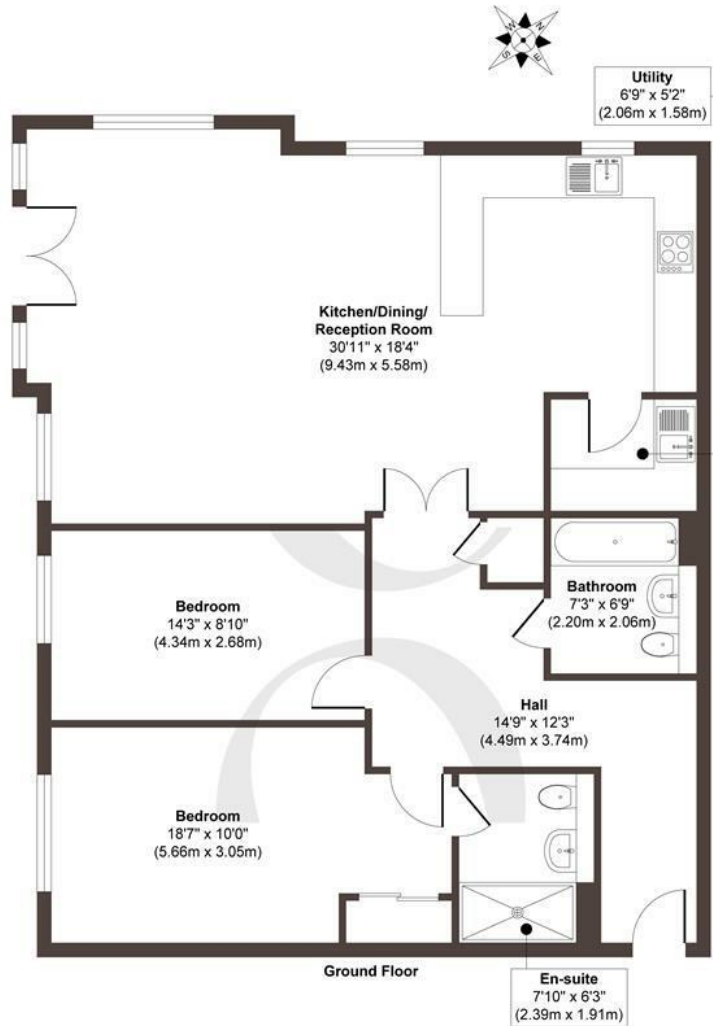
Its cobbled streets and historic architecture provide a picturesque backdrop, while a thriving community and excellent amenities add to its allure, offering an array of boutique shops, cafes, and restaurants.

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









Approx. Gross Internal Floor Area 1119 sq. ft / 104.05 sq. m

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

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The Details

- Offered for sale with no onward chain
- Exclusive ground floor apartment at Baily Gardens
- Expansive open plan kitchen and living room
- Modern kitchen with breakfast bar and integrated appliances
- Two double bedrooms, one with en-suite shower room
- Minimal contemporary bathrooms with luxury tiles
- Double doors lead to a private garden seating area
- Allocated space accessed via electronic gates, plus visitor parking
- Built by the renowned Berkeley Homes in 2010/2011

Size
Approx 1116.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
E



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Let's Talk

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