



# Lesbourne Road, Reigate

Guide Price £400,000

 2  2  1



- Underground Parking
- Walk to Town and Station
- Ground Floor
- Communal Gardens
- Service Charge £1,100
- Ground rent £90
- 992 Year Lease





A delightful two double bedroom two bathroom ground floor apartment in excellent condition throughout. Offering in excess of 800 sq ft this beautiful apartment is well presented throughout and offers quick and easy access into Reigate town centre and station. The property also further benefits from an extra storage room which is incredibly useful.

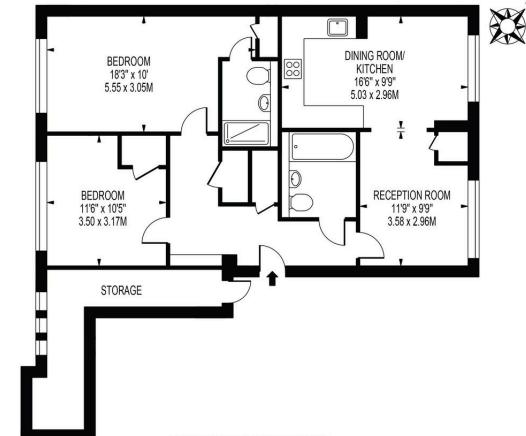
Outside there are beautifully landscaped communal grounds, cycle storage, one designated parking space in the secure basement car park and with visitors' spaces available in the rear car park. There is lift access from the basement to the ground floor.

**DISCLAIMER. PROPERTY MISDESCRIPTIONS.** Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

### LINDEN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 815 SQ FT - 75.71 SQ M  
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 92 SQ FT - 8.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SURVEYS, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	