



**Guide Price**  
**£550,000**

**Leasehold**

2x  2x  1x 

**Valley Court, Wray**  
**Common Road, Reigate,**  
**Surrey, RH2**

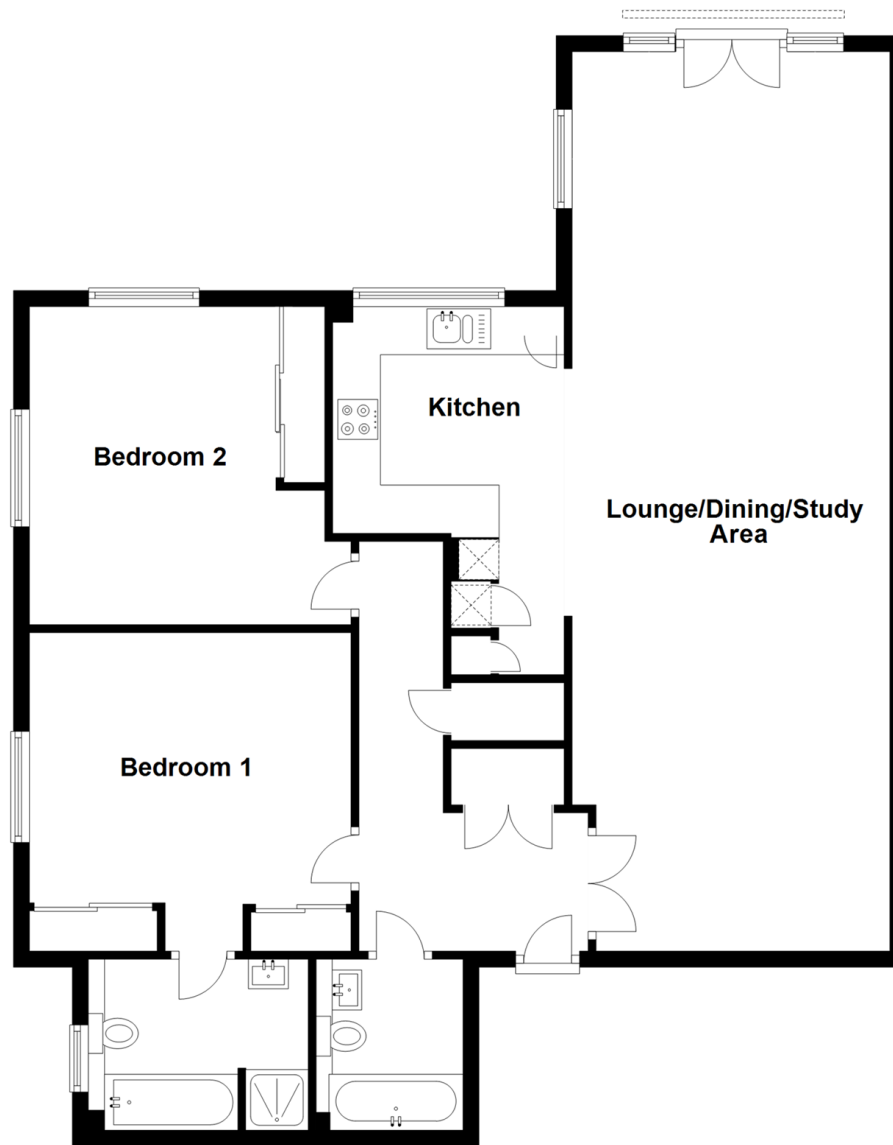
**OVER 60?**

You could get up to  
**59% off** the price!\*

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## First Floor

Approx. 109.8 sq. metres (1181.8 sq. feet)



## Accommodation

### FIRST FLOOR

**Entrance Hall:** 16'6 x 9'5 (5.03m x 2.87m)

**Lounge/Dining/Study Area:** 36'10 x 13'4 (11.23m x 4.07m)

**Kitchen:** 14'10 x 9'6 (4.52m x 2.90m)

**Bedroom 1:** 13'3 x 12'1 (4.04m x 3.69m)

**En-suite Bathroom:** 9'0 x 7'0 (2.75m x 2.14m)

**Bedroom 2:** 13'0 x 13'0 (3.97m x 3.97m)

**Bathroom:** 7'0 x 6'0 (2.14m x 1.83m)

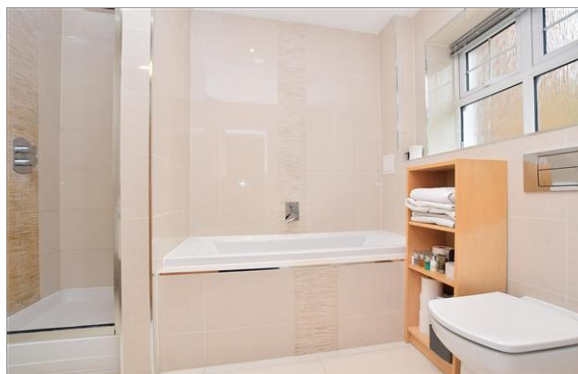
### OUTSIDE

**Allocated Parking**

**Visitor Parking**

**Communal Grounds**





## Main features

- Superb spacious accommodation with lift access
- Within a gated development
- High quality fittings throughout
- Close to Reigate & Redhill with excellent schools & train links
- No onward chain



### Nearest Schools

Primary Schools: St Joseph's Catholic Primary, Redhill 0.7 miles, Wray Common Primary 0.8 miles, St Matthew's CofE Primary 0.8 miles  
Secondary Schools: Reigate Grammar School 0.7 miles, Dunottar School 1.1 miles, St Bede's School 1.1 miles



### Transport Information

Train Stations: Reigate 1.0 miles, Earlswood 1.4 miles, Redhill 1.5 miles



### Address

Valley Court, Wray Common Road, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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