



HARTINGTON CLOSE, REIGATE, RH2
£1,600 PER MONTH AVAILABLE 24/06/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Hartington Close, Reigate, RH2

£1,600 Per Month
Unfurnished

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Gated Development, - Allocated Parking,
- Two double bedrooms, - Two bathrooms,
- Council Tax Band: E

Council Tax

Council Tax Band E

Hamptons

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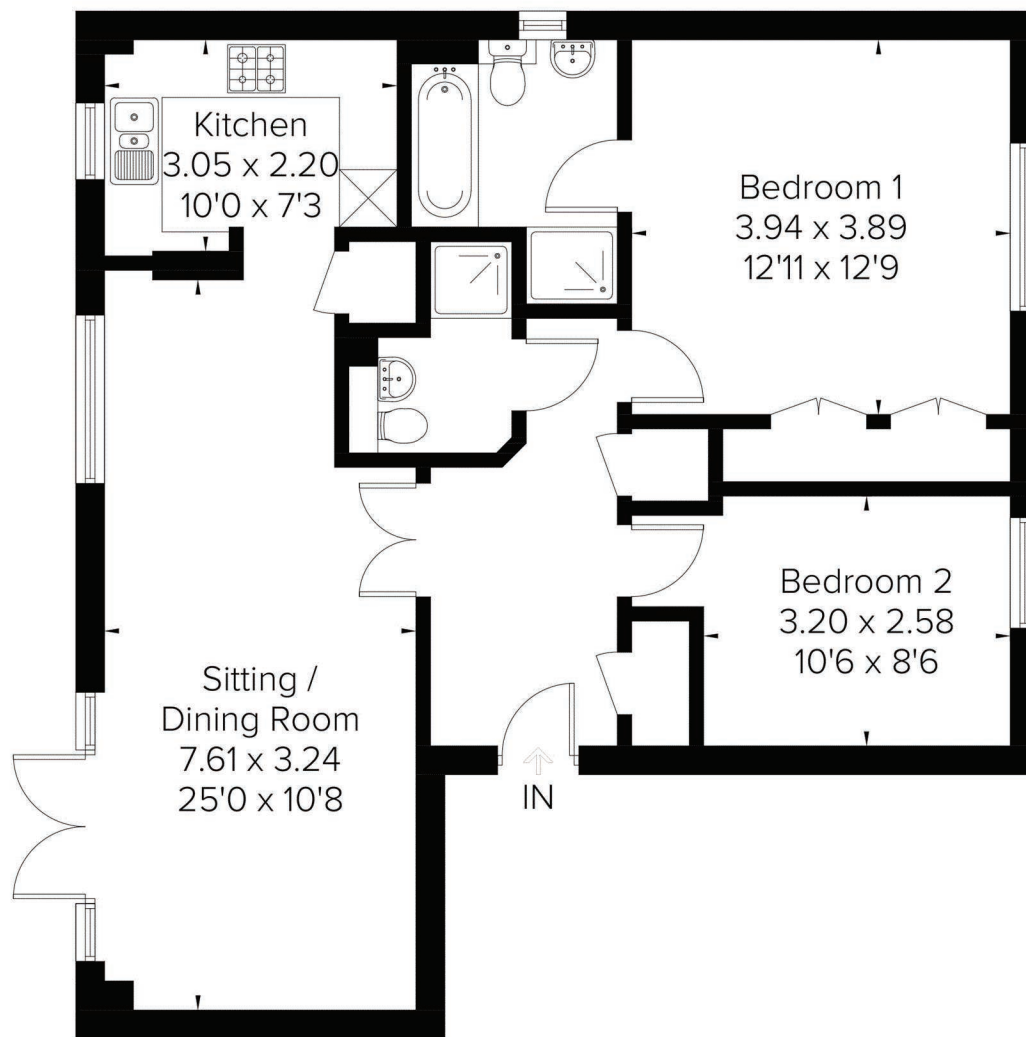
{ A FANTASTIC TWO BEDROOM, TWO BATHROOM FLAT IN GATED DEVELOPMENT

The Property

A two double bedroom apartment to rent set within a gated development in the centre of Reigate. The apartment sits behind fob/coded entry gates and has it's own allocated parking space. The property comprises of a large living room with double doors leading to the communal garden and semi open plan kitchen. The apartment holds a large principal bedroom with fitted wardrobes and modern en-suite bathroom. There is a further second bathroom complete with separate shower and a second double bedroom. The property is in excellent condition and the ever-popular location of Reigate Hill boasts easy access to the M25 and just 0.2 miles from Reigate Rail Station.



Approximate Area = 79.4 sq m / 855 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 238020

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	89-95		
Band B	81-88		
Band C	73-80	80	80
Band D	65-72		
Band E	55-64		
Band F	47-54		
Band G	39-46		

EU Energy Efficiency Rating (EPC) for England & Wales
EU Directive 2002/91/EC



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