






**{ ALLINGHAM ROAD REIGATE RH2**  
**£1,745 PER MONTH AVAILABLE NOW**

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Allingham Road Reigate RH2

£1,745 Per Month  
Unfurnished

 **2 Bedrooms**  
 **1 Bathroom**  
 **2 Receptions**

## Features

- Re-decorated, - Re-carpeted, - Private Garden, - Private Driveway, - Garden Shed, - Council Tax band C

## Council Tax

Council Tax Band C

## Hamptons

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Reigate, RH2 0AN  
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# { BEAUTIFUL TWO BEDROOM HOUSE WITH DRIVEWAY AND GARDEN IN REIGATE.

## The Property

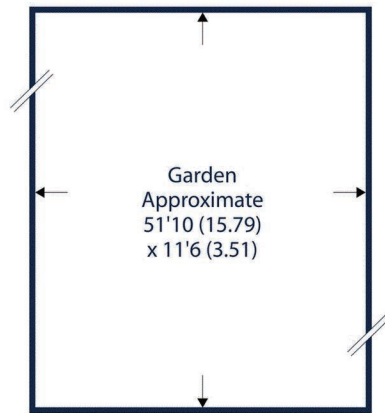
This beautiful home has been lovingly updated to welcome a new long-term occupier. The property has been re-decorated and re-carpeted throughout. The front reception room is bright with large bay window and the second reception/dining room leads through to the fitted kitchen with access out to pretty private garden complete with shed. The first floor holds two well-proportioned double bedrooms and a contemporary bathroom. The house is perfectly situated in South Reigate within easy reach of the Town Centre.



# Allingham Road, Reigate, RH2

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1141376

## 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	92-100		
Band B	81-91		86
Band C	69-80		
Band D	55-68	64	
Band E	39-54		
Band F	21-38		
Band G	1-20		
<small>For energy efficient lighting (see 6.2.2)</small> <small>For energy efficient lighting (see 6.2.2)</small>			
<small>EU Directive 2002/91/EC</small>			

