






{ WRAY PARK ROAD REIGATE RH2
£2,299 PER MONTH AVAILABLE 14/06/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Wray Park Road Reigate RH2

£2,299 Per Month
Unfurnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- New Build, - Central Reigate, - Off-Street Parking with EV Charging, - Communal Gardens, - Stunning rural views, - Council Tax TBC (new build)

Council Tax

Council tax band not specified

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{ BRAND NEW GROUND FLOOR APARTMENT IN CENTRAL REIGATE

The Property

A beautiful, brand new ground floor apartment. This property boasts high ceilings and is flooded with natural light throughout. The accommodation comprises of a bright open plan kitchen/lounge/dining room with integrated appliances. There are two double bedrooms with the principal bedroom having an en-suite shower room. There is a family bathroom with bath and shower too. You will find high specification finishes at every turn including a designer kitchen, high ceilings and two bathrooms. All apartments are complemented with an allocated parking space with EV charging and access to landscaped communal gardens.

Outside

Landscaped communal gardens are privately tucked behind the house. The garden is mostly laid to lawn but also includes flower beds with Lavender.

Location

Situated at the base of the North Downs, Reigate is a charming historic market town with a scenic town center offering a variety of amenities. These include a mix of restaurants, cafes, traditional English pubs, upscale boutiques, well-known national retailers, and art galleries. Reigate Heath, a designated Site of Special Scientific Interest, serves as a local Nature Reserve, while the beautifully restored 18th-century Priory Park now features lakes, a café, and a children's adventure playground. For those commuting to London, Reigate station (half a mile away) and Redhill station (about 1.5 miles) offer direct services to London Bridge and London Victoria. The

M25 is easily accessible, and Gatwick Airport is just a 20-minute drive. The area is home to a wide range of excellent state and independent schools at both primary and secondary levels, including Micklefield, Holmesdale, Priory School, Dunottar School, Reigate St Mary's, St Bedes, Caterham School, and the Sunday Times top-ranked Reigate Grammar School.



Alvington House, Reigate, RH2

Approximate Area = 916 sq ft / 85 sq m

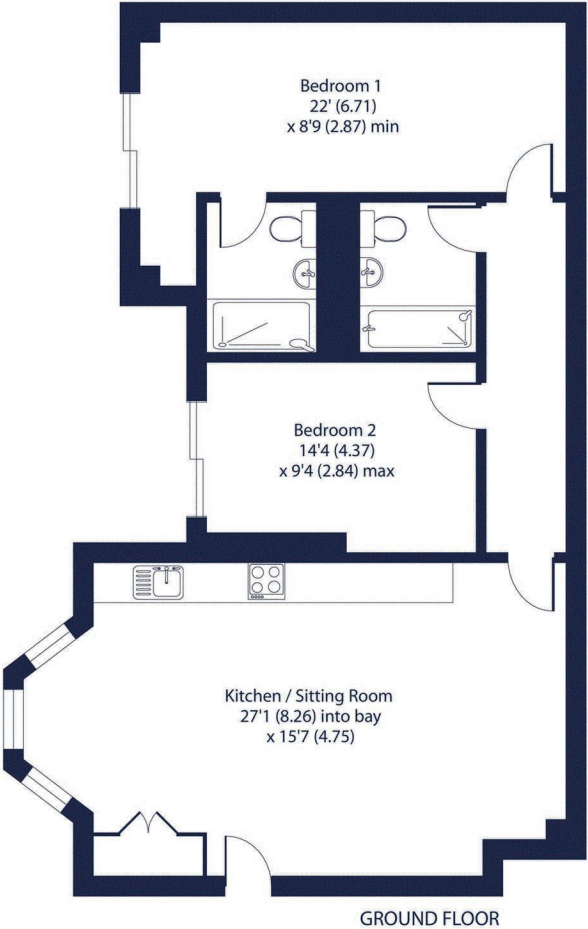
For identification only - Not to scale

CH

8'5/2'6

= Ceiling Height

= Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2025. Produced for Hamptons. REF: 1273461

Energy Efficiency Rating

EPC Pending

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.

