



# Birkheads Road, Reigate

Guide Price £350,000 - £375,000





It's impossible to find a more convenient location in the town centre! This property would work well for a first time buyer, downsizer or even a landlord. Neutral and bright throughout, it is easy to add your own stamp and really make it yours.





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Located in a gated development just a stones throw from Reigate train station, this two bedroom home would make an ideal first purchase or investment property. The location is so convenient, just around the corner from the fabulous Beryl & Pegs coffee shop as well as a handy Co Op just a few minutes walk away.

The property is tucked away in the corner of the development and access is through your own, private front door, making it feel just like a little house. The living space is bright and airy with windows on two sides and plenty of room for a table and chairs as well as a sofa. The kitchen is separate and has been updated since it was first built, with clean, white units and there is a window to the side.

Upstairs the property has a good size main bedroom, a second single bedroom, which could easily be used as a home office and a modern bathroom with neutral tiling. The whole property is decorated neutrally throughout, making it easy to just move straight in.

A real bonus here is the allocated parking, as this property comes with one undercover space, as well as a second space, which in such a central location is a bit like gold dust!

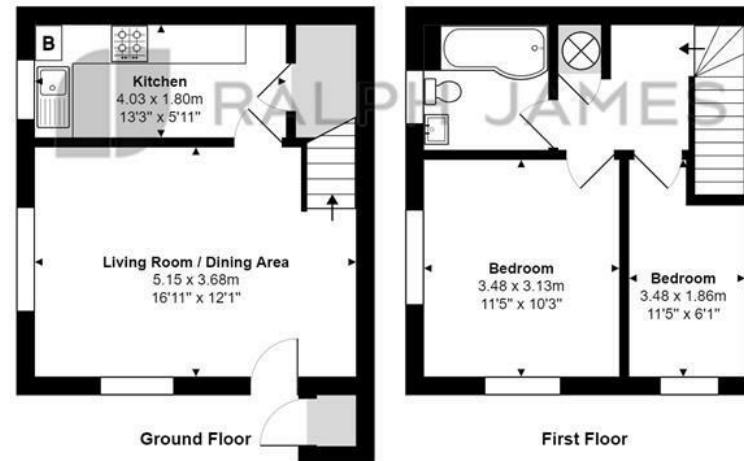


## Need to know

- Two bedroom, split level maisonette with private front door
- Gated development just a few metres from Reigate train station
- Excellent selection of local shops, coffee shops, take aways and a Co Op practically on the doorstep
- Two allocated parking spaces, one undercover, within a gated area
- External storage cupboard
- Good size living space with separate kitchen
- Modern bathroom with white suite, neutral tiling and a window
- Service charge approx £1700 per annum
- EPC rating C



Two Allocated Parking Spaces  
(One Covered)



Wanmer Court, Birkheads Road, Reigate

Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

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## Interested?

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