



# Batts Hill, Reigate

Offers in Excess of £675,000







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This spacious apartment was originally the show home for the Wray Mill Development. Being on the ground floor the property is easily accessed and has its own large, sunny, south-west facing patio.

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This magnificent apartment is part of the sought-after Wray Mill Development and can be found in the private and quieter location of The Lodge which overlooks Wray Common. This development is popular with those looking for fabulous facilities such as an indoor communal swimming pool, secure underground parking and beautiful communal grounds.

Situated on the ground floor this apartment offers spacious and well laid out accommodation. The entrance hall leads to a fabulous large lounge and dining room with double doors leading out to the real star of this apartment - a lovely, large, private patio to sit and enjoy the scenic views over Wray Common and the famous windmill!! The fully fitted kitchen also has doors out to the patio terrace. Along the corridor are two guest double bedrooms and guest bathroom and at the end a master suite with lovely garden views, ensuite shower and bathroom and separate dressing room.

Whilst the property is in need of some updating, it is clean and tidy and ready to move into.

The Lodge is conveniently located for access to both Redhill and Reigate to enjoy all the shops, restaurants, leisure facilities and transport links that both towns offer.





## Need to know

- Ground floor apartment in the sought after Wray Mill Development
- One of only 5 apartments in The Lodge
- Spacious accommodation over 1750 Sq Ft
- Large lounge and dining room with gas fire place and large windows and doors to outside
- Fully fitted kitchen with built-in breakfast table and integrated appliances including fridge/freezer, washing machine, dishwasher, hob, double oven and microwave.
- New boiler only 12 months old.
- Master suite with separate dressing room and en suite shower and bathroom and lovely views out to the gardens
- Two further double bedrooms with fitted wardrobes and guest bathroom
- Large, private patio terrace with access out to Wray Common and beautiful scenic views
- This property has a Share of The Freehold and is End of chain



### Ground Floor

The Lodge, Batts Hill, Reigate

Total Area: 164.3 m<sup>2</sup> ... 1769 ft<sup>2</sup> (excluding patio)

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## Interested?

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