



# Holmesdale Road, Reigate

Guide Price £300,000



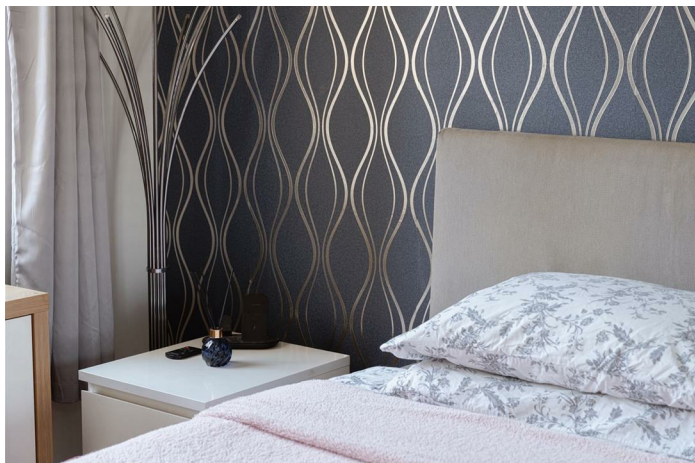




“ Exceptionally hard to find in this price range, this ground floor flat boasts a good size private rear garden as well as it's own front door and allocated parking!







This is a rare opportunity to acquire a well presented one-bedroom garden flat, offering an impressive and unusually generous private garden—an exceptional feature not often found with properties of this type.

Accessed through your own private front door, the accommodation comprises of a modern open-plan kitchen/living area. The kitchen has been updated in recent years and has a large breakfast bar which is great when entertaining. There are French doors leading directly onto the good size private rear garden, featuring a paved patio and a lawn—ideal for pottering around gardening, or simply enjoying the outdoors in peace and privacy. The garden also benefits from side access, very useful when doing work in the garden.

There is a modern, tiled bathroom and a small double bedroom, all of which are well presented in good condition.

The property is located in central Reigate, just a short stroll down the road to Reigate train station, as well as local shops, coffee shops and take aways. It also benefits from an allocated parking space, which is so handy in such a central location!



## Need to know

- Ground floor one bedroom apartment
- Direct access with its own front door
- Well presented throughout having been updated in recent years
- Modern kitchen with lots of storage space
- French doors leading onto sizeable private rear garden
- Modern tiled bathroom
- Allocated parking space
- Share of Freehold
- Service charge £800 pa, Ground Rent £50 pa
- Walking distance to Reigate station, shops and Reigate town centre



**Ground Floor**

Howard House, Holmesdale Road, Reigate

Total Area: 45.0 m<sup>2</sup> ... 484 ft<sup>2</sup> (excluding one allocated parking space)

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## Interested?

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