



# Holmesdale Road, Reigate

Offers in Excess of £230,000





The convenience of location here is second to none, Reigate station is on your doorstep and it's just a short stroll into the town centre. Modernised in recent years and offered with no forward chain, it is ready for the next owner to call it home.





The perfect First Time Buy or investment property, this one bedroom lower ground floor conversion is superbly located on Holmesdale Road. Having been re configured internally by the current owner, it offers light and airy accommodation.

Entered through a private front door to the rear of the building, there is a useful storage/ utility area off the hallway. The living space has been opened up to create a welcoming open plan kitchen / living room. There is a breakfast bar to sit at and a cosy living room, with a desk built into the alcove, great for anyone needing to work from home.

The bedroom is a good size double room which overlooks the communal rear garden and the modern shower room has been updated in the last couple of years.

A huge bonus of this apartment is the allocated parking space to the rear, accessed via Mark Street. The location is also extremely convenient, just a short stroll down the road to the station and a choice of two great local pubs as well as a selection of shops and cafes.



## Need to know

- One bedroom conversion apartment
- Open plan kitchen living space
- Allocated parking space to the rear
- Recently modernised shower room and kitchen
- Double bedroom
- Useful utility / storage area
- Communal garden area
- Walking distance to Reigate station and the famous Beryl & Pegs coffee shop
- 115 years remaining on the lease



### Ground Floor Maisonette

Holmesdale Road, Reigate

Total Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

All measurements are approximate and for display purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

## Interested?

reigate@ralphjames.co.uk  
01737 333677

ralphjames.co.uk