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JAMES DEANE
ESTATE AGENTS

Set within a stones throw from Reigate high street, this top-floor one-bedroom apartment enjoys exceptional views overlooking Reigate Cricket Club – arguably offering the finest seat in town for cricket lovers.

The accommodation comprises an entrance hall leading to a bright and spacious living room with stunning views across the cricket ground and surrounding hillsides. A separate fitted kitchen features a range of wall and base units, providing ample storage and workspace.

The bedroom benefits from fitted wardrobes and similarly impressive outlooks over the cricket ground, while the modern en-suite bathroom includes a bath with overhead shower and wash



basin. In addition, there is a generous cloakroom fitted with a low-level WC and basin. Additional benefits include use of loft space.

Further benefits include residents private parking for one vehicle, along with visitor parking bays.

Share of freehold: 979yrs
Service Charge: £2,308.00pa

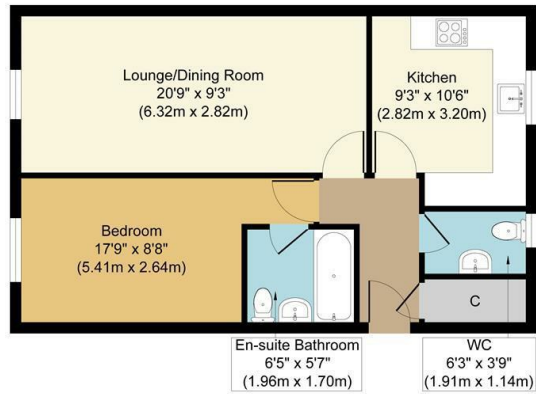
Priory Court is ideally positioned within a short walk of the many amenities Reigate has to offer. The town centre boasts an excellent selection of high street retailers, independent boutiques, cafés, and restaurants, catering to every occasion - from relaxed breakfasts and casual lunches to fine dining experiences.

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

Guide Price £290,000



Floor plan

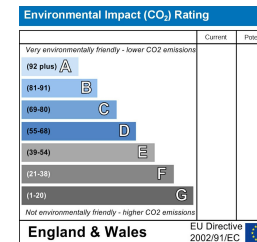
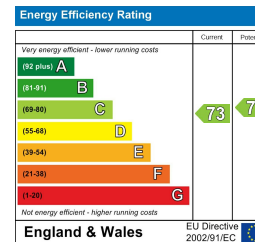


Approximate Floor Area
549 sq. ft
(51.00 sq. m)

West Road, RH2
Approx. Gross Internal Floor Area 549 sq. ft / 51.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: Share of Freehold
 Council Tax Band: C

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