



## 1 CHARLWOOD PLACE, REIGATE, SURREY, RH2 9BA

£365,000  
LEASEHOLD

Perfectly located ground floor apartment, ideal to enjoy Reigate's delightful town centre.

Built circa 2005, this spacious, ground floor apartment forms part of a well kept gated community only a short walk from the historic centre of Reigate.

Through the front door there is an entrance hall with built in storage and an entry phone system. The living space is an open plan lounge and dining room, with two double glazed windows to the rear. You have a separate fitted kitchen, with a window to the side. There are two double bedrooms, both of which benefit from fitted wardrobes, the principal bedroom from an en-suite shower room and there is a Jack and Jill bathroom which is accessed from both the hallway and second bedroom.

Within the gated development you have allocated off road parking, as well as visitor spaces. To the rear of Charlwood Place there is a landscaped courtyard area with seating, and then a beautiful open space, with mature trees and seating areas, that backs onto playing fields and acres of green spaces.

The top of Reigate town is a mere 500 yards away, within the town itself you have a wonderful range of restaurants, from artisan Pizzerias to Steakhouses and superb middle eastern cuisine. In addition, there are many boutique shops, an M&S food hall, Morrisons supermarket and a broad choice of pubs and bars.

- GROUND FLOOR
- 24FT LOUNGE/DINING ROOM
- BATHROOM AND ENSUITE
- GATED DEVELOPMENT
- COUNCIL TAX BAND: E
- MODERN APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING
- CENTRAL LOCATION
- EPC RATING: C





#### ROOM DIMENSIONS:

##### ENTRANCE HALL

13'10 x 10'3 (4.22m x 3.12m)

##### LOUNGE/DINING ROOM

24'3 x 11'4 (7.39m x 3.45m)

##### KITCHEN

10'2 x 8'6 (3.10m x 2.59m)

##### BEDROOM ONE

10'9 x 10'9 (3.28m x 3.28m)

##### ENSUITE SHOWER ROOM

7'2 x 5'10 (2.18m x 1.78m)

##### BEDROOM TWO

12'10 x 9'0 (3.91m x 2.74m)

##### BATHROOM

7'2 x 6'1 (2.18m x 1.85m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### ALLOCATED PARKING

##### COMMUNAL GARDENS

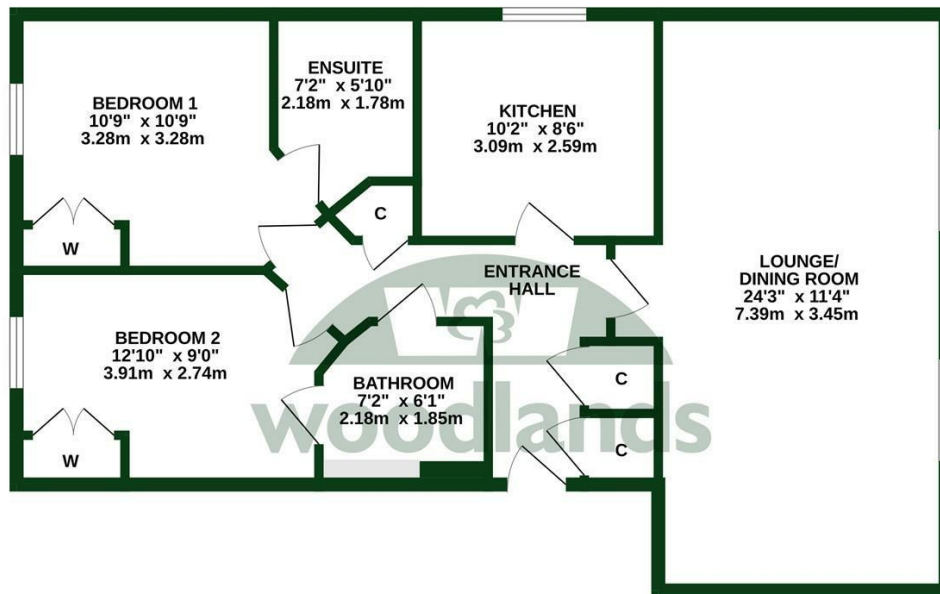
##### YEARS REMAINING ON LEASE: 133

##### GROUND RENT: £285 PER ANNUM

##### SERVICE CHARGES: £2,940 PER ANNUM



**GROUND FLOOR**  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Energy Efficiency Rating**

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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