



**Church Court Monks Walk, Reigate RH2 0ST**



**welcome to**

## **Church Court Monks Walk, Reigate**

A Truly beautiful two bedroom first floor retirement apartment for the over 60's set in a no through road. The property has been updated throughout including a new kitchen and shower room. The property comprises of spacious entrance hallway, two bedrooms, reception room, kitchen, shower room, built in storage throughout and views of the well maintained communal grounds.

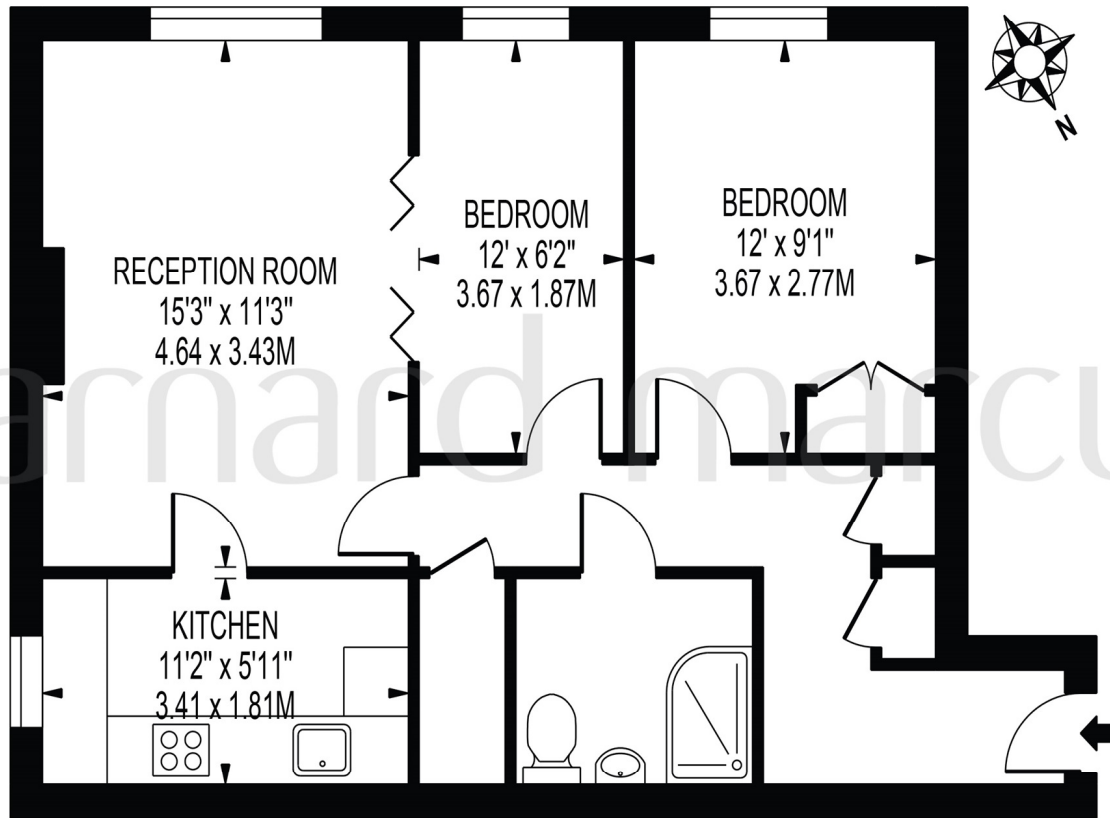
Reigate which is a short walk has an excellent selection of restaurants and cafes including Cote Brasseries, Bill's, Wagamama and many more. Alongside the great shopping you have the popular schools of Reigate Grammer, Dunottar, St Mary's, Holmsdale, Reigate Priory and Reigate Secondary. Reigate train station services London Bridge and London Victoria for the commuter.

Since its restoration in 2007 Reigate Priory park has become a popular destination park for many families living within Surrey. There is a fantastic children's play area with sand and water features and a huge wooden ship. For sports fans there are four tennis courts, a skatepark, cricket square, croquet lawn, football pitches and multiuse games area. There are also beautiful formal gardens, a lake and woodland. There is something for everyone at this lovely park in the heart of Reigate. A real gem of a home



# CHURCH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 594 SQ FT - 55.15 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## **Church Court Monks Walk, Reigate**

- Modern first floor apartment close to Reigate town centre and Station
- Modern/ Shower Room and Kitchen
- Set on a Pretty No through road
- A short walk to Reigate town centre
- Stunning Communal Grounds

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3474.00

Ground Rent: 75.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/RDH103777](https://barnardmarcus.co.uk/Property/RDH103777)



Property Ref:  
RDH103777 - 0016

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