



**7 Clayhall House
Somers Close
Reigate
RH2 9EB**

Located just a stone's throw from Reigate train station, this two bedroom flat is in a highly convenient yet quiet location. The facilities of Reigate Town Centre are just a short walk away.

This top floor flat is currently being decorated and has smart kitchen and bathroom.

**£1,525pcm
Unfurnished**



- Smartly presented with spacious living area and main bedroom
- Highly convenient for Reigate station and town centre
- EPC - E (48)
- Second bedroom/study
- Garage available by separate negotiation

T 01737 229200

ENTRANCE:

Smart communal entrance with entry phone system and well-tended communal areas leading up to second floor landing. Front Door to Flat 7.

ENTRANCE HALL:

L-shaped entrance hall with built-in airing cupboard and storage cupboard, entry phone system, radiator, smoke alarm.

LIVING ROOM:

18' x 11'10" Large living room with balcony offering a bright South Westerly aspect with views over the well maintained gardens with ceiling light, television aerial point and plenty of power sockets.

BEDROOM 1:

12'9" x 9'10" Good size double bedroom to the rear of the property with ceiling light, built in wardrobe and secondary glazing.

BEDROOM 2:

9'2 x 7' Small single bedroom or office with ample size wardrobe, ceiling light, storage heater and secondary glazing.

KITCHEN:

10'8" x 7' Smart contemporary fitted kitchen with a comprehensive range of eye level and base units with roll top granite effect work surfaces over. Built in Neff gas hob with electric oven. Quality Bosch appliances including large fridge/freezer, washer/dryer and dishwasher. Ceiling spotlights and tiled floor.

BATHROOM:

Fitted with a contemporary white suite with mixer tap and shower attachment and splash screen. Low level WC, wash hand basin, part tiled walls, extractor fan, heated towel rail.

PARKING:

The apartment benefits from communal, gated parking. There is also a garage available by separate negotiation.

EPC:

The property has a rating of C (75).

VIEWING:

By arrangement with Robinsons with Martin-Brown on 01737 229200.



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TERMS

- The property is to be let unfurnished on an Assured Shorthold Tenancy for a period of twelve months.
- A holding deposit equivalent to one weeks rent is required in order to secure this property.
- Rent of £1525 per calendar to be paid monthly in advance.
- References will be required by the Landlord.
- The tenants are to be responsible for the council tax, water rates and TV licence for the duration of their tenancy.
- The property is Council Tax Band C.
- The equivalent of five weeks rent will be required by the Landlord as deposit. To be paid on commencement of the tenancy.
- The Landlord requires that the tenants are non-smokers and pets are not allowed at the property.

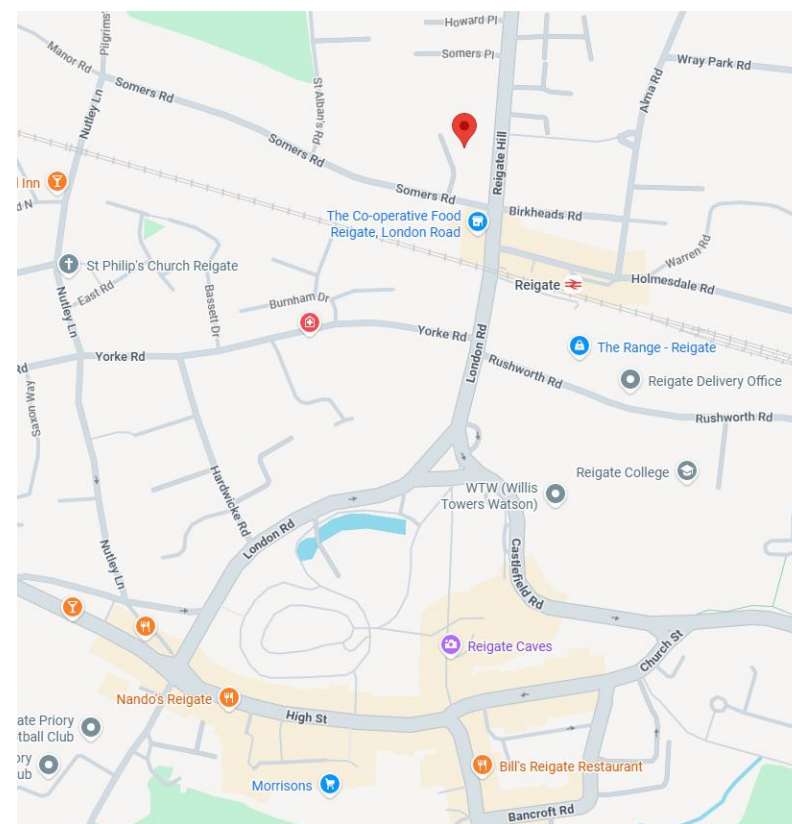
PLEASE NOTE

- Tenants should satisfy themselves as to adequacy of any television aerials and reception.
- Tenants may be responsible for telephone connection and broadband charges.
- The initial payment of rent and deposit to be paid direct to our nominated bank account. Cash will not be accepted.

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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