



 FINE &  
COUNTRY

*Rosehill*  
Wray Common Road, Reigate, Surrey RH2 0UH

## Property at a glance

- One Bedroom First Floor Apartment
- Open Plan Contemporary Kitchen/Living/DiningRoom
- Double Bedroom
- Modern Bath/Shower Room
- One Allocated Underground Parking Space
- Undergoing Full Re-Decoration & New Carpets
- Walking Distance To Reigate Town Centre & Railway Station
- Recently Redecorated & New Carpets
- Available Early August

## Setting

Reigate offers a great variety of shops, bars, cafés and restaurants, catering for residents and visitors, young and old. The wide open spaces of Priory Park are centrally located and there is much beautiful countryside surrounding the town, ideal for riding and walking.

The area is particularly well served with state and independent Schools for all ages. There is good walking and riding locally on Reigate Hill and Reigate Heath and the North Downs Way. For golfers, nearby courses including Reigate Hill, Reigate Heath and the championship course at Walton-on-the-Hill. Ideally situated for commuters the property is within 0.8 miles of Reigate Station which offers direct links to London Bridge and London Victoria, whilst the M25 junction 8 is less than 1 miles away with links to London and the national motorway network. Gatwick airport is 7.7 miles away and Heathrow airport is 27.3 miles away via M25.

£1,350 PCM

# Rosehill

Recently fully redecorated and fitted with new carpets. This well-appointed first-floor apartment is within easy walking distance of Reigate Town Centre and the mainline railway station.

The accommodation includes an inviting entrance hall with a generous storage cupboard, leading into a spacious open-plan kitchen, living and dining area. The kitchen features modern cabinetry, integrated appliances, and ample workspace.

In addition, there is a well-proportioned double bedroom with fitted wardrobes and a modern bathroom with bath and separate shower.

The apartment includes an allocated underground parking space, providing both security and convenience.

TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

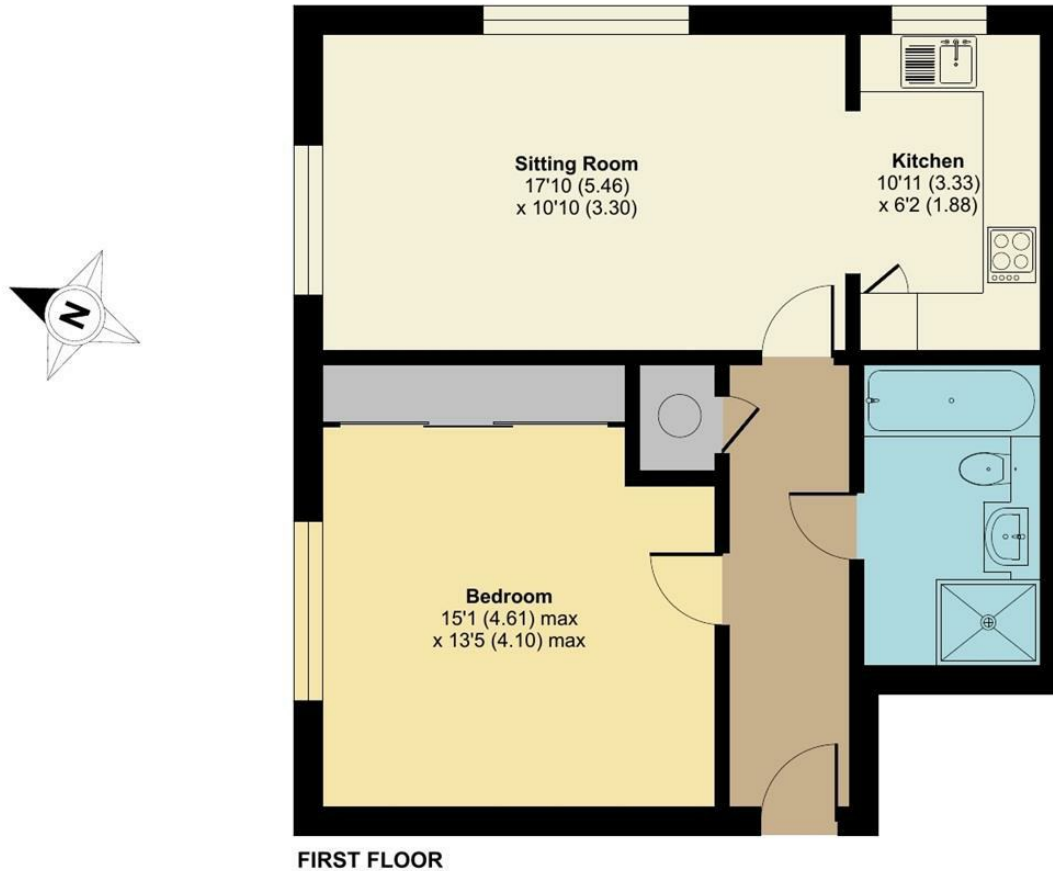
Available Early August  
Deposit £1,557.69 (5 weeks)  
Council Tax Band: D  
Tenancy Term: Long Term  
Furnishing: Unfurnished



# Wray Common Road, Reigate, RH2

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale

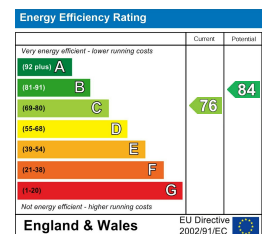


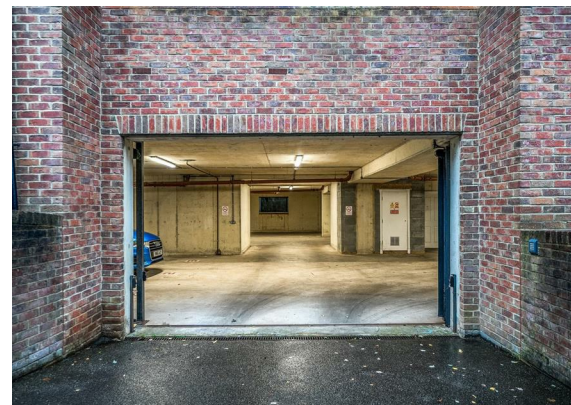
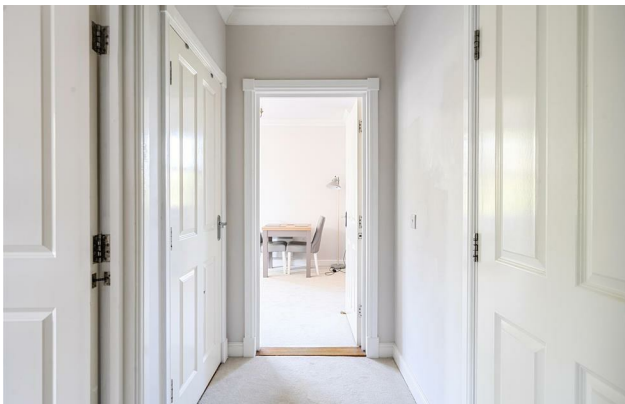
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1chem 2025. Produced for Fine & Country. REF: 1383608

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.





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