



Connells

Casterbridge Doods Road
Reigate



This elegant two-bedroom ground floor converted apartment forms part of a handsome period building and offers a wonderful blend of traditional character and modern convenience.

Perfectly positioned equidistant between both Reigate and Redhill town centres, residents can enjoy an excellent selection of shops, cafés, restaurants, and leisure facilities, along with nearby train stations offering fast and frequent services for commuters. The surrounding open green spaces and countryside walks add to the appeal.

Stepping inside, you are immediately struck by the sense of light and space. The apartment retains many of its charming period details, including picture rails, deep skirting boards, and a stunning bay window which frames the front aspect while filling the room with natural daylight. The open-plan living and dining area provides a welcoming and versatile space, ideal for both everyday living and entertaining. A fitted kitchen is incorporated into the layout, offering a range of units and workspace.

There are two bedrooms, each enjoying the same generous ceiling heights that enhance the feeling of space. The accommodation is completed by a bathroom fitted with a classic white suite, providing a timeless and functional finish.

Externally, the property is equally well catered for. Residents' parking is available to the front of the building, ensuring convenience, while a communal garden offers a pleasant retreat for relaxing outdoors.



Entrance Hall

Kitchen/Dining/Living Room

16' 6" Max x 11' Plus bay window (5.03m Max x 3.35m Plus bay window)

Bedroom One

9' 10" x 9' 6" (3.00m x 2.90m)

Bedroom Two

9' 10" x 8' 7" Max (3.00m x 2.62m Max)

Bathroom

9' 11" x 5' 7" (3.02m x 1.70m)

Outside

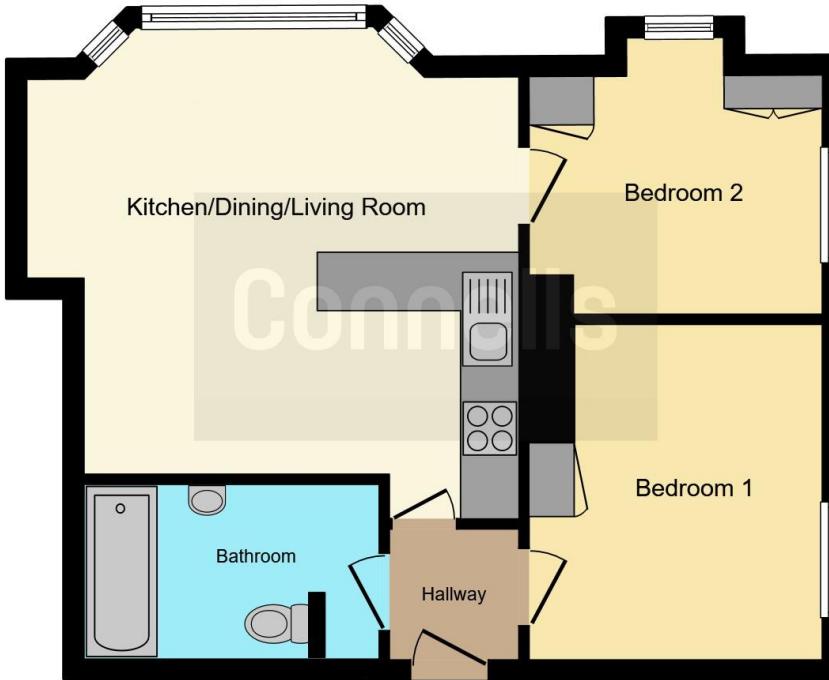
Communal Gardens

Residents Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: E
 Council Tax
 Band: B

Service Charge:
 3196.22

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/RED408379\]\(http://viewthispropertyonline.connells.co.uk/Property/RED408379\)](http://viewthispropertyonline.connells.co.uk/Property/RED408379)

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk



Property Ref: RED408379 - 0004