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Wraymead Place, Wray Park Road, Reigate RH2 0EF

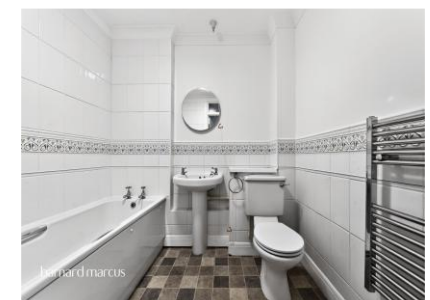
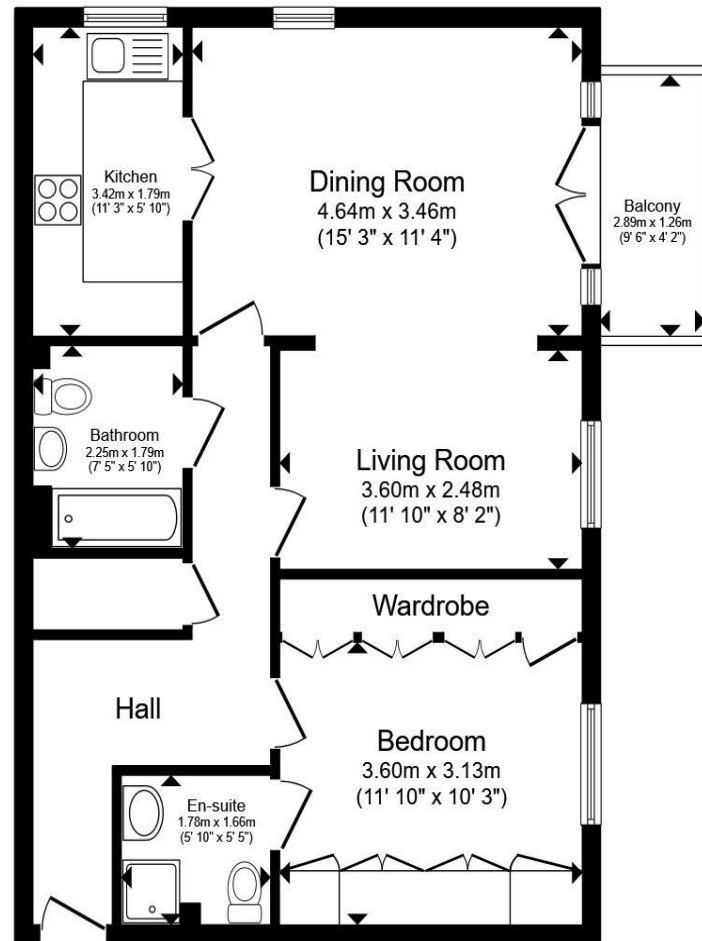
welcome to

Wraymead Place Wray Park Road, Reigate

A beautiful one-bedroom retirement apartment offering a spacious reception room (which could be converted into a second bedroom), separate kitchen with some upgrades and fresh décor, a refreshed bathroom and newly refurbished en suite, with resident parking. Located within the managed Wraymead Place retirement development in Reigate, this one bedroom apartment is positioned on the second floor and offers well-arranged accommodation throughout, all benefiting from a bright south-facing aspect, including a covered balcony. The bedroom benefits from custom built-in storage, while the property has been freshly painted throughout and features newly fitted carpets with premium Cloud 9 underlay.



There are local conveniences near the station, just under 0.5 miles distant which include a cafe and co-op. Reigate itself, 1 mile distant, provides a comprehensive range of local shops and boutiques with a Morrisons supermarket and M&S Simply Food. There are a good number of restaurants, cafes and coffee shops including The Chapel, Urban Kitchen, Costa & Starbucks. Local restaurants include Parkside, Giggling Squid, Pizza Express, Wagamama's, Nandos and Bills. The area offers a wide range of sporting facilities including active rugby, cricket, and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom. Reigate station into London takes around 40 minutes into London Bridge or Victoria.



Total floor area 64.8 m² (698 sq.ft.) approx

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.propertybox.io



welcome to

Wraymead Place Wray Park Road, Reigate

- On site manager, parking for residents and guests
- Highly regarded development for over 60's for Women and 65 for Men
- Private balcony
- Guest accommodation available
- On site Salon with visiting hairdresser
- Residents communal lounge, garden with summer house and weekly community events
- Lease of 961 years
- New carpet with premium Cloud 9 underlay throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4352.20

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103876



Property Ref:
RDH103876 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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