



**FLAT 19 BROOKLANDS COURT, 25 WRAY PARK ROAD, REIGATE,
SURREY, RH2 0EE**

**£129,950
LEASEHOLD**

Well presented, first floor retirement apartment in a superb development, located around half a mile from Reigate town centre.

Brooklands Court is well maintained retirement complex, with lovely gardens, ample parking and a house manager.

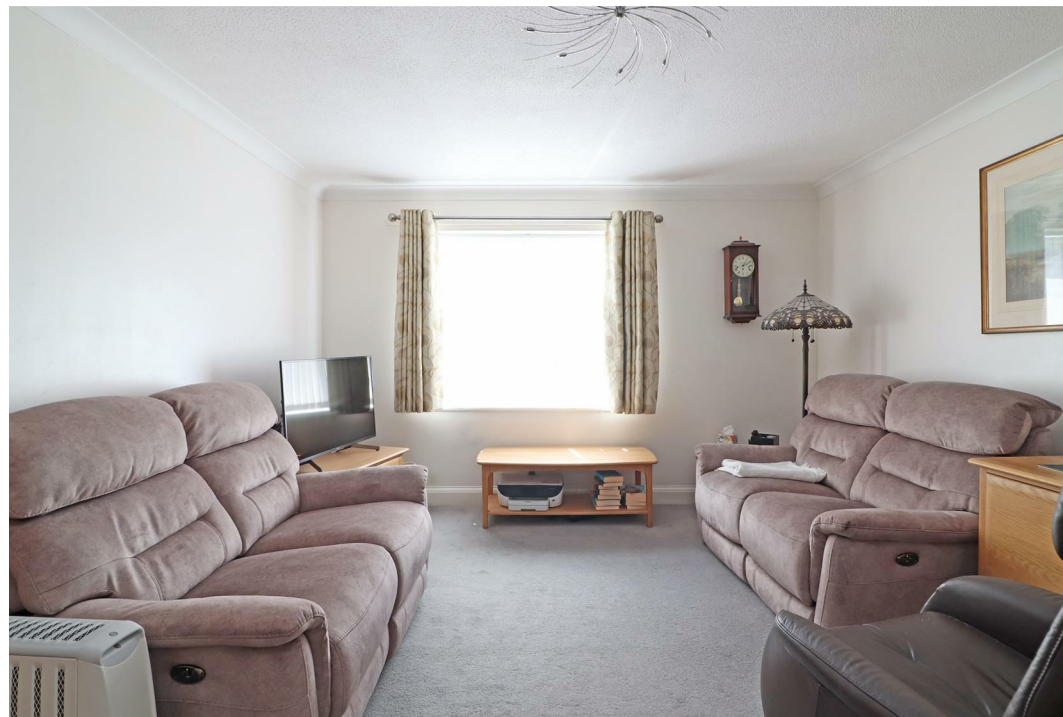
The apartment is on the first floor, with the benefit of a stair lift in the communal area. Through the front door you have a hallway with plenty of built in storage, a spacious lounge that has a southerly aspect and door opening to a separate fitted kitchen, which is modern in design. There is a double bedroom with a built in wardrobe, and there is a shower room with built in storage and a fitted extractor fan.

The property has double glazed windows, wall mounted electric heaters and 86 years currently remaining of the lease term.

To the front of the building there is off road parking for residents and visitors, with additional parking out on Wray Park Road. At the rear of the building there are some beautifully kept communal gardens and to the side is the bin store.

Around 600 yards away there is a Co-op local store, perfect for those everyday essentials, with the train station equally close by. Reigate's historic town centre is around half a mile away from the property, and offers a great range of high street stores, wonderful restaurants and both a Morrisons superstore and M&S food court.

- **FIRST FLOOR**
- **GOOD CONDITION**
- **MODERN KITCHEN**
- **COMMUNAL STAIR LIFT**
- **COUNCIL TAX BAND: C**
- **LOVELY LOCATION**
- **ONE DOUBLE BEDROOM**
- **SHOWER ROOM**
- **WELL KEPT GARDENS**
- **EPC RATING: C**





ROOM DIMENSIONS:

ENTRANCE HALL

10'4 x 9'4 (maximum dimensions) (3.15m x 2.84m (maximum dimensions))

LOUNGE/DINER

15'1 x 12'1 (4.60m x 3.68m)

KITCHEN

8'8 x 5'11 (2.64m x 1.80m)

DOUBLE BEDROOM

10'0 x 9'2 (3.05m x 2.79m)

SHOWER ROOM

7'3 x 5'10 (2.21m x 1.78m)

ELECTRIC HEATING

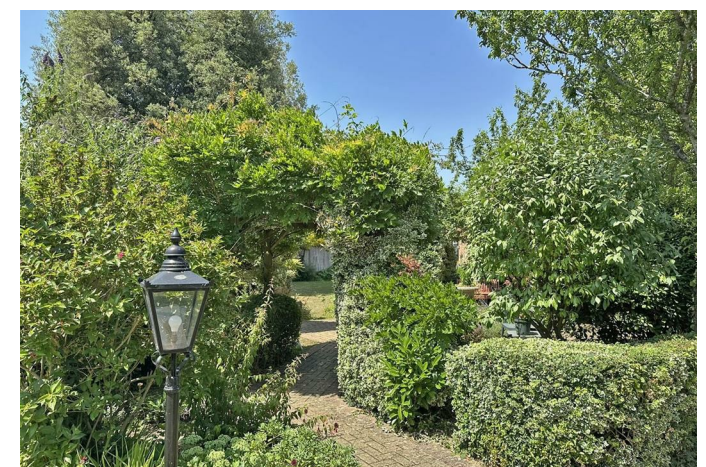
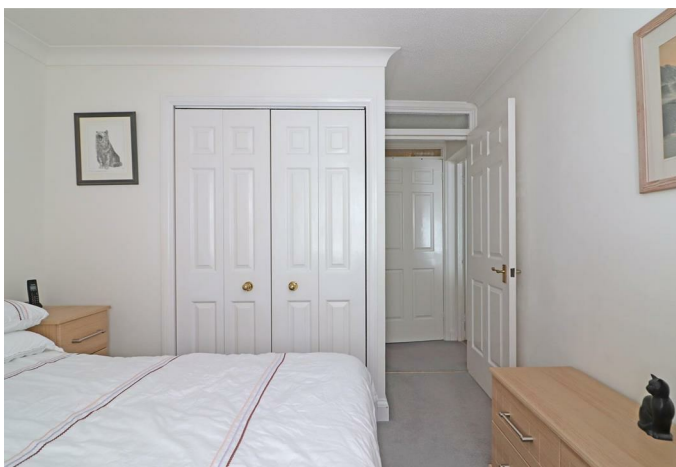
DOUBLE GLAZED WINDOWS

RESIDENTS PARKING

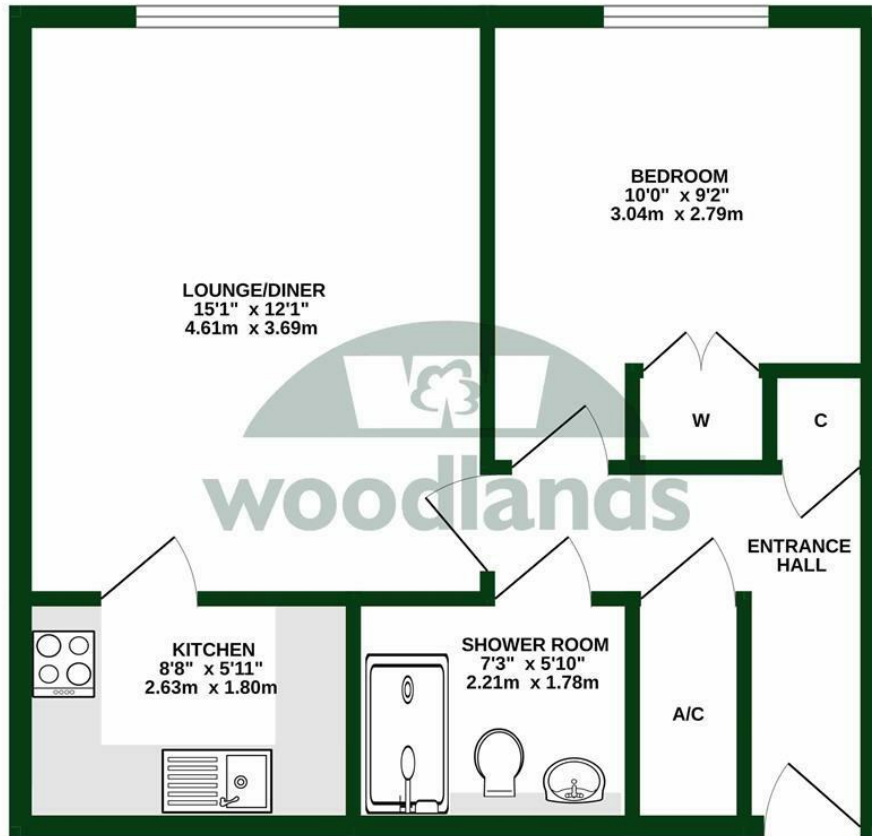
YEARS REMAINING ON LEASE: 86

GROUND RENT: £75 PER ANNUM

SERVICE CHARGES: £3,368.52 PER ANNUM



FIRST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.