



1 CHARLWOOD PLACE, REIGATE, SURREY, RH2 9BA
£365,000
LEASEHOLD

Perfectly located ground floor apartment, ideal to enjoy Reigate's delightful town centre.

Built circa 2005, this spacious, ground floor apartment forms part of a well kept gated community only a short walk from the historic centre of Reigate.

Through the front door there is an entrance hall with built in storage and an entry phone system. The living space is an open plan lounge and dining room, with two double glazed windows to the rear. You have a separate fitted kitchen, with a window to the side. There are two double bedrooms, both of which benefit from fitted wardrobes, the principal bedroom from an en-suite shower room and there is a Jack and Jill bathroom which is accessed from both the hallway and second bedroom.

Within the gated development you have allocated off road parking, as well as visitor spaces. To the rear of Charlwood Place there is a landscaped courtyard area with seating, and then a beautiful open space, with mature trees and seating areas, that backs onto playing fields and acres of green spaces.

The top of Reigate town is a mere 500 yards away, within the town itself you have a wonderful range of restaurants, from artisan Pizzerias to Steakhouses and superb middle eastern cuisine. In addition, there are many boutique shops, an M&S food hall, Morrisons supermarket and a broad choice of pubs and bars.

- | | |
|---------------------------|---------------------|
| ■ GROUND FLOOR | ■ MODERN APARTMENT |
| ■ 24FT LOUNGE/DINING ROOM | ■ TWO BEDROOMS |
| ■ BATHROOM AND ENSUITE | ■ ALLOCATED PARKING |
| ■ GATED DEVELOPMENT | ■ CENTRAL LOCATION |
| ■ COUNCIL TAX BAND: E | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

13'10 x 10'3 (4.22m x 3.12m)

LOUNGE/DINING ROOM

24'3 x 11'4 (7.39m x 3.45m)

KITCHEN

10'2 x 8'6 (3.10m x 2.59m)

BEDROOM ONE

10'9 x 10'9 (3.28m x 3.28m)

ENSUITE SHOWER ROOM

7'2 x 5'10 (2.18m x 1.78m)

BEDROOM TWO

12'10 x 9'0 (3.91m x 2.74m)

BATHROOM

7'2 x 6'1 (2.18m x 1.85m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

COMMUNAL GARDENS

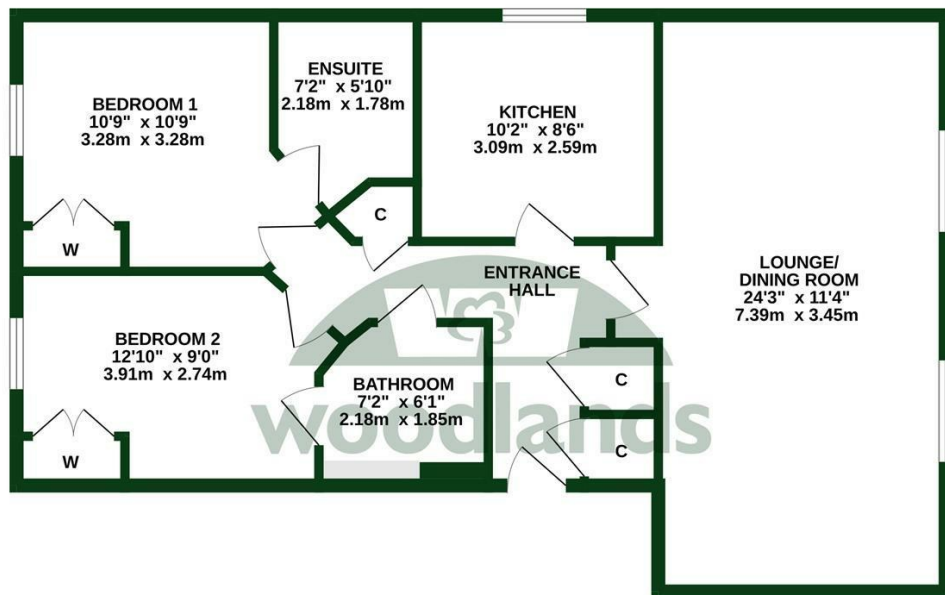
YEARS REMAINING ON LEASE: 133

GROUND RENT: £285 PER ANNUM

SERVICE CHARGES: £2,940 PER ANNUM



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



woodlands

OnTheMarket.com

rightmove

Zoopla



propertymark

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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.