
woodlands

**FLAT 1 THE COPSE, 47 ALMA ROAD, REIGATE, SURREY, RH2 0DN**
**£290,000**
**LEASEHOLD**

Lovely two bedroom property with a private front door, direct access to gardens and no chain.

Situated in one of Reigate's most sought after roads, The Copse is an attractive Victorian building benefitting from well kept gardens and off road parking.

To the rear of the building you have a private access door, which leads to an entrance hall. Beyond the hall there is a high spec kitchen, complete with Miele, Smeg and Bosch appliances. The main living space is a dual aspect lounge/dining room with a cast iron feature fireplace. There are two bedrooms, the largest benefitting from a walk in wardrobe and two built in storage cupboards, the second bedroom also has a built in wardrobe, and there is a very well appointed shower room.

Outside the property there are some lovely communal gardens, with extensive lawns and a wooded backdrop. At the front there is off road parking for residents and visitors.

Nearby you have some outstanding green spaces, in addition Reigate Hill, with it's incredible views, is right on your doorstep.

Reigate's historic town centre can be found three quarters of a mile away, and offers a great range of high street shops, superb restaurants and an impressive array of bars. In addition there is an Everyman cinema and a number of schools.

- **SUPERB LOCATION**
- **LOUNGE/DINING ROOM**
- **STYLISH SHOWER ROOM**
- **OFF ROAD PARKING**
- **COUNCIL TAX BAND: C**
- **LONG LEASE**
- **HIGH SPEC KITCHEN**
- **PRIVATE ACCESS**
- **CHARACTER PROPERTY**
- **EPC RATING: C**














**ROOM DIMENSIONS:**

**PRIVATE FRONT DOOR**

**ENTRANCE HALL**
16'9 x 2'9 (5.11m x 0.84m)

**LOUNGE**
20'10 x 12'10 (6.35m x 3.91m)

**KITCHEN**
12'5 x 8'0 (3.78m x 2.44m)

**BEDROOM ONE**
13'3 x 8'5 (4.04m x 2.57m)

**BEDROOM TWO**
8'2 x 6'2 (2.49m x 1.88m)

**SHOWER ROOM**
9'8 x 5'11 (2.95m x 1.80m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**OFF ROAD PARKING**

**YEARS REMAINING ON LEASE: 151**

**GROUND RENT: £0**

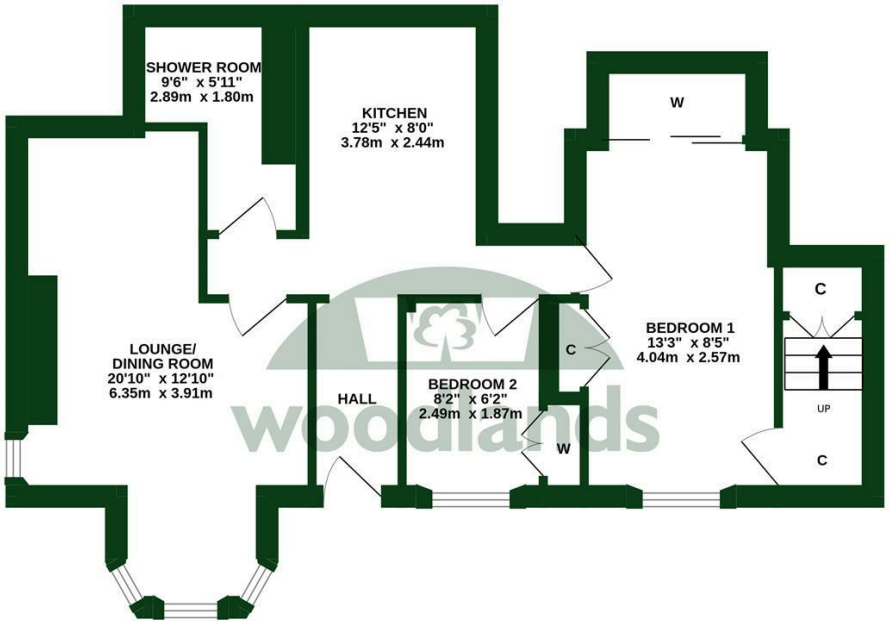
**SERVICE CHARGES: £2,663.23 PER ANNUM**







GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.




TOTAL FLOOR AREA : 655 sq.ft. (60.9 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.

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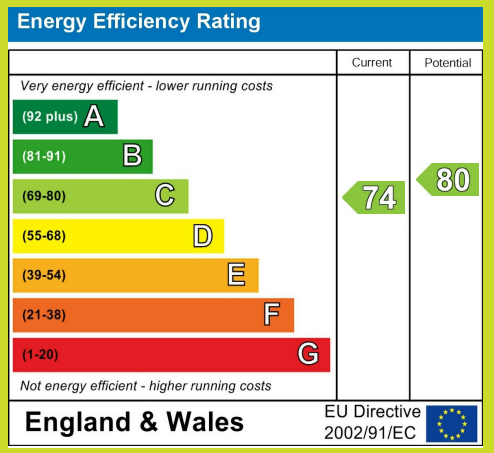
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