



Roebuck Close, Reigate

Guide Price £350,000 - £375,000





A beautifully presented, first floor, one bedroom apartment with separate study in central Reigate, just a short stroll from the High Street with secure, undercroft parking





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Built by boutique developer Life Less Ordinary, this first floor apartment forms part of a contemporary development tucked away within a quiet cul de sac in the heart of Reigate. With the town centre and its excellent amenities just moments away, it offers superb convenience for shopping, dining, and walks through Priory Park.

This spacious and well-designed one bedroom apartment is one of the largest of its type within the building, spanning over 700 sq ft, enjoying a private position with attractive leafy views.

Offered to the market with no onward chain, the property has been enhanced by the current owner to create a more sociable and versatile living space, including a stylish kitchen island with seating, ideal for entertaining or casual dining.

The generous bedroom features a triple fitted wardrobe while still allowing space for additional furniture such as a dressing table and chest of drawers. A separate study provides flexibility and could serve as a home office or occasional guest room with a sofa bed.

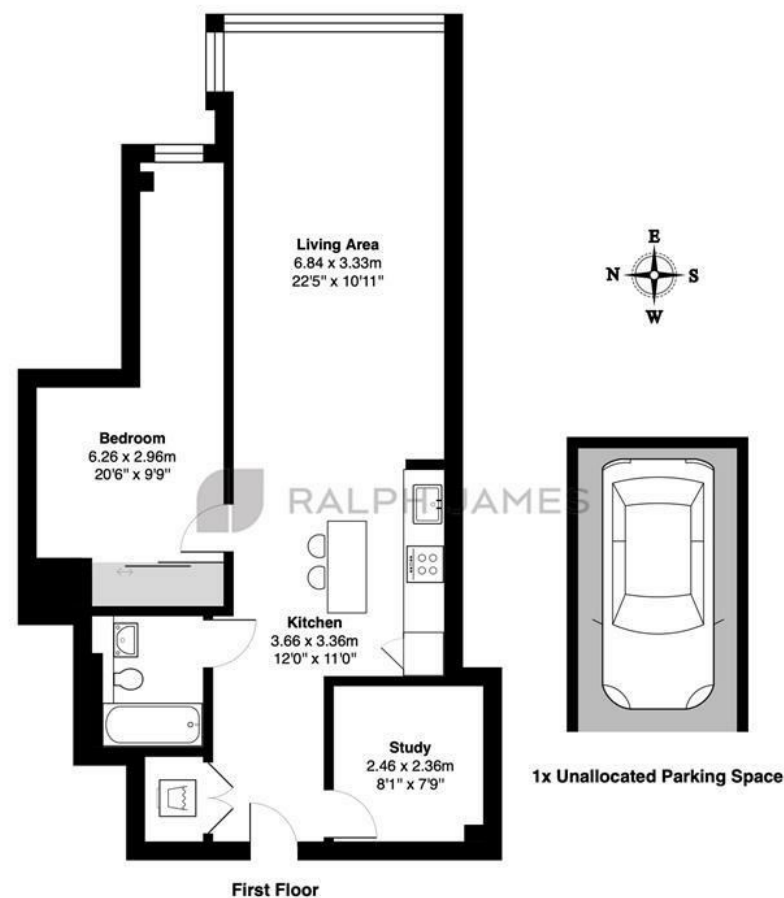
The development is design led, with high quality finishes throughout including a German Hacker kitchen with integrated Bosch appliances, and a bathroom fitted with terrazzo porcelain tiling and a Crosswater thermostatic shower.

Communal areas are finished to a high standard with a sleek, contemporary feel, reminiscent of a boutique hotel lobby. Further benefits include lift access to all floors and secure undercroft parking.



Need to know

- One bedroom, first floor apartment, with stylish, contemporary finishes throughout
- Quiet cul de sac location in the centre of town
- Built in Bosch appliances and separate utility cupboard for washer/drier
- Fitted German Hacker kitchen with matte teal doors and grained oak wall units
- Amtico oak flooring and soft grey carpets in the bedroom
- Good size double bedroom with built in wardrobes
- Additional study room that can serve as a home office, or occasional guest room with a sofa bed
- Secure undercroft parking included and lift access to all floors
- Leasehold 247 years. £0 Groud Rent.
- Seven year warranty remaining



The Vale, Roebuck Close, Reigate

Total Area: 67.5 m² ... 727 ft²

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