



Somers Road, Reigate, RH2 9DX

Guide Price £300,000

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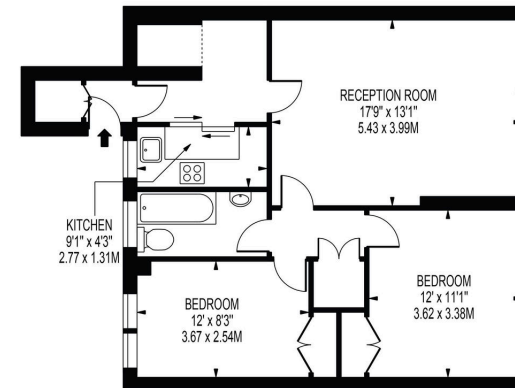


- Two bedroom ground floor maisonette
- Offered to the market with no onward chain
- Within easy reach of Reigate town centre and station
- Easy access to M25
- Pending lease extension of 166 years
- Modern fitted kitchen
- Service charge £1,250pa
- Ground rent £150pa
- EPC C





GAYTON COURT
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 706 SQ FT - 65.63 SQ M
 (INCLUDING RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 14 SQ FT - 1.26 SQ M



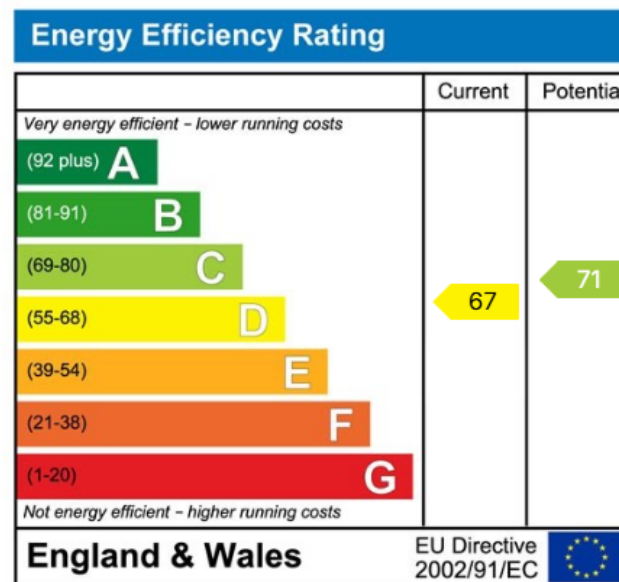
GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, RESEARCH, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



A super two bedroom ground floor maisonette located in a highly convenient location for Reigate town centre, station and the M25. With two double bedrooms, a modern kitchen and large reception room, this lovely ground floor maisonette is the perfect first time buy or ideal investment property. Further benefits include a garage and a pending lease extension of 166 years



DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

