



# Wray Park Road, Reigate

Guide Price £450,000





This stylish period conversion apartment is conveniently located just half a mile from Reigate station and less than a mile from Reigate town centre. The elegant, somewhat striking, white facade is reminiscent of classic Victorian architecture, creating an immediate impression of character and charm.





Guide Price £450,000 - £475,000

Located on the first floor of this attractive period property, this elegant two double bedroom, split level, conversion apartment offers generous proportions, period charm and contemporary finishes throughout. The property is within easy reach of Reigate town centre, offering a wide selection of shops, restaurants, cafés and amenities, whilst Reigate train station, is a short walk away and provides convenient connections to London.

Measuring over 780 sq ft, the property features high ceilings and large, newly refurbished sash windows, creating a bright and spacious feel which is typical of homes from this era. The impressive living room measures over 18 ft in length, and provides ample space for both relaxing and entertaining. Natural light pours in through the large windows which overlook the balcony and the communal grounds to the rear.

The well-appointed contemporary kitchen, is located off the living room and has been thoughtfully designed to maximise space and functionality with timeless shaker style units, quartz work surfaces and integrated appliances.

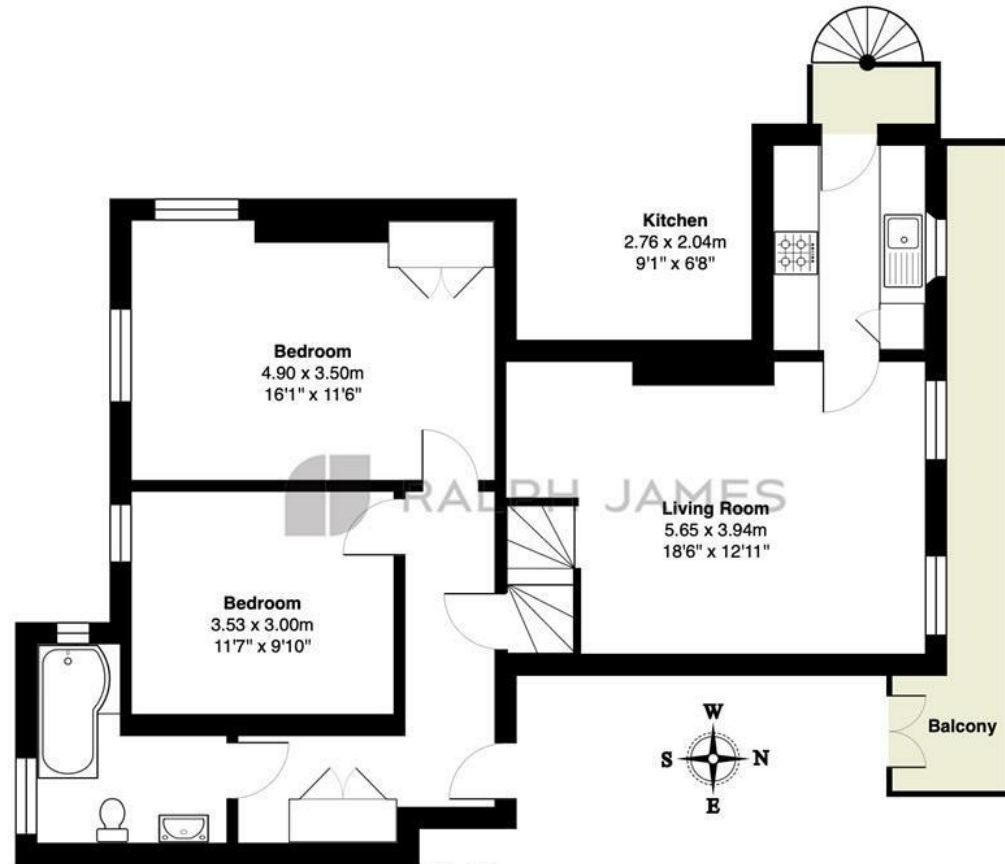
There are two generously sized double bedrooms. The principal bedroom is particularly spacious, and has a built in wardrobe. The second bedroom is also a comfortable double, ideal for guests or as a home office. The modern bathroom has stunning Victorian style tiled flooring, adding a sense of character to the space and complimenting the white sanitaryware.

Outside, there are two allocated parking spaces as well as space for visitors and a large, well kept, communal garden to enjoy.



## Need to know

- First floor, split level, period conversion apartment
- Two, spacious double bedrooms
- Large living room with sash windows overlooking the balcony and communal grounds
- Contemporary style kitchen with built in appliances
- Separate access to a private balcony to the rear of the property
- High ceilings and large sash windows throughout, adding to the sense of space
- Well maintained communal gardens to the front and rear of the property
- Allocated parking for two cars
- Share of Freehold, Council tax Band C



**First Floor**

Wray Park Road, Reigate

Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>

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## Interested?

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