THOMAS & MAY

ESTATE AGENTS

# 1 Hartington Close, Reigate, RH2 9NL

## Asking Price £350,000

A two bedroom ground floor apartment offered to the market with NO ONWARD CHAIN, fitted kitchen, reception room, main bedroom with en-suite bathroom, second bedroom with en-suite Jack and Jill shower room, allocated parking and within walking distance to mainline railway station. Reigate town centre is a historic market town surrounded by green spaces, with the town centre nestled between Priory Park and the Castle Grounds. The National Trust site Reigate Hill is also just a short distance away, offering beautiful views of Surrey. There are plenty of options for eating out in Reigate with a good mix of independent restaurants, cafes and a great choice of unique shops. The M25 can be accessed at the Reigate Hill Interchange, Junction 8 with good motorway links to London, Gatwick and Heathrow Airports and the South coast.

**COMMUNAL FRONT DOOR**
With entry-phone system leading to:

**COMMUNAL ENTRANCE HALL**
Leading to:

**OWN ENTRANCE DOOR**
Leading to:

**OWN ENTRANCE HALL**
Wood style flooring, thermostat for central heating, cupboard housing fuse board, power point, telephone point and shelving, radiator, further cupboard with water tank and space and plumbing for washing machine, double doors leading through to:

**RECEPTION ROOM 19'7 x 17'1 (5.97m x 5.21m)**
Continuation of wood style flooring, two double panelled radiators, rear aspect Upvc double glazed patio door, side aspect Upvc double glazed window, power points. Archway leading to:

**KITCHEN 9'11 x 6'8 (3.02m x 2.03m)**
A range of wall mounted and base level units, square edge work surface, sink, integrated oven, integrated microwave, integrated hob, integrated fridge and freezer, integrated dishwasher, side aspect Upvc double glazed window, part tiled walls, cupboard housing boiler, power points, down-lighters.

**MAIN BEDROOM 19'7 x 9'9 (5.97m x 2.97m)**
Side aspect and rear aspect Upvc double glazed windows, radiator, power points, cupboard housing hanging rail and shelving, door to:

**EN-SUITE BATHROOM**
A four piece suite comprising low level WC, pedestal wash hand basin, panelled enclosed bath with mixer tap, separate shower cubicle, radiator, side aspect obscured double glazed window, shaver point, part tiled walls, extractor, down-lighters.

**BEDROOM 2 12'3 x 8'9 (3.73m x 2.67m)**
Side aspect Upvc double glazed window, radiator, power points, door giving access to:

**JACK AND JILL SHOWER ROOM**
Suite comprising low level WC with concealed cistern, inset wash hand basin, shower cubicle, part tiled walls, radiator, medicine cabinet, extractor, down-lighters.

**ALLOCATED PARKING**

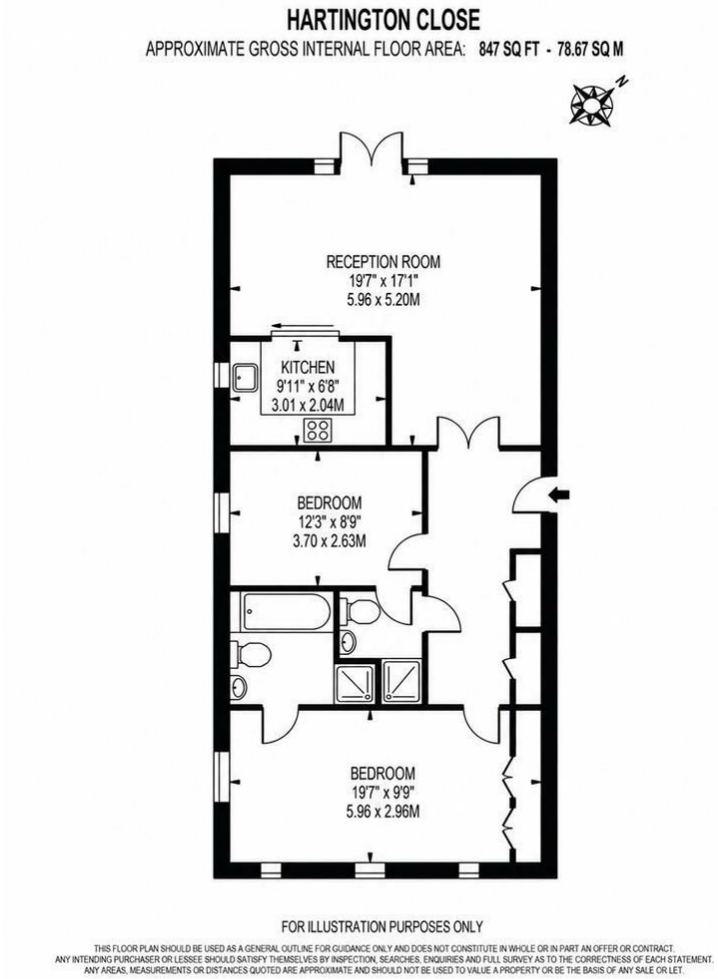
**LEASE:**
127 years remaining

**GROUND RENT:**
TBC

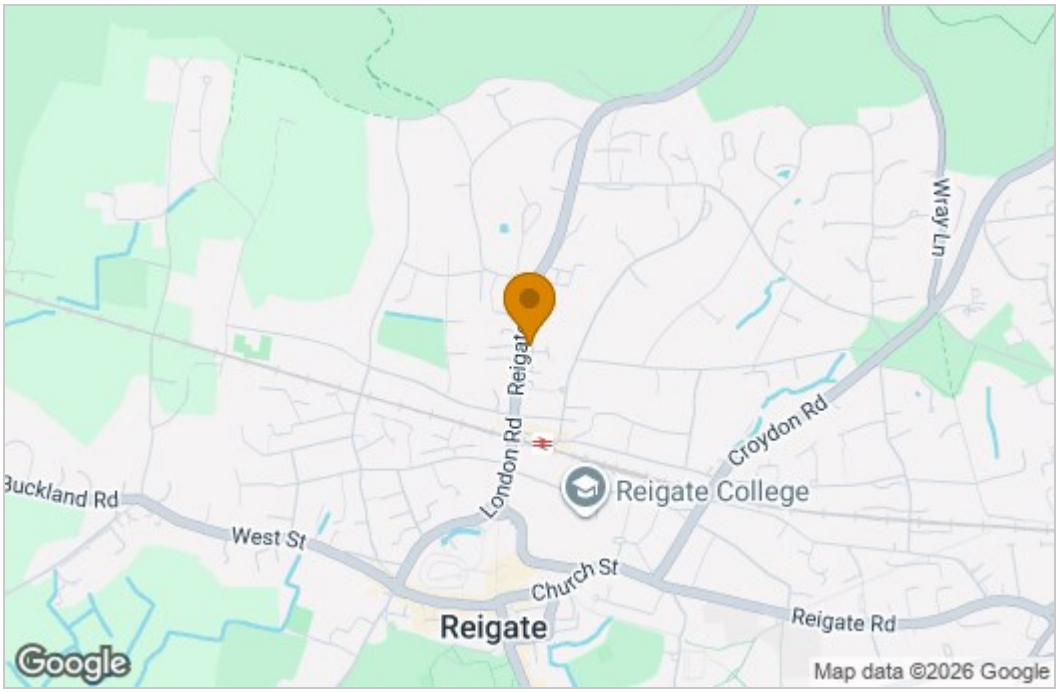
**SERVICE CHARGE:**
TBC

**COUNCIL TAX BAND E**

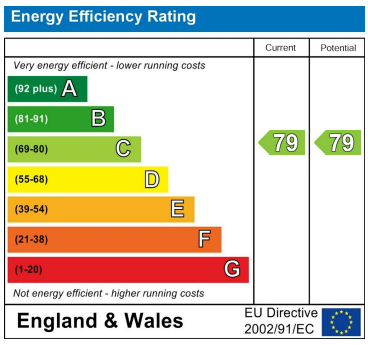
## Floor Plan




## Area Map




## Energy Efficiency Graph

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