



NEW LISTING

GUIDE PRICE: £270,000

Howard Court

Doods Park Road, Reigate, RH2 0AQ

lewis
white

Ground floor 2 bedroom apartment requiring refurbishment. The kitchen and bathroom would both benefit from refurbishment/ replacement, redecoration and new flooring would also be ideal. The apartment is spacious at around 740 sq. Ft, both bedrooms are doubles and the sitting room has a lovely outlook over the resident's garden. There is also a single garage. The property is offered chain free. Annual charges: Service charge £2,400, ground rent £390. Lease 138 years. Council tax band C. EPC:D.

Location

- Situated on Doods Park Road in Reigate, the property is approximately 0.66 miles from Reigate Rail Station, providing direct train services to London and other destinations.
- Close to junction 8 of the M25 motorway (1.39 miles), offering access to the motorway network.
- London Gatwick Airport is approximately 5.82 miles away, facilitating international travel.
- Nearby bus stops on Doods Road and Doods Park Road provide local public transport options.

FEATURES

- Built in 1967/1975, the property comprises a ground floor apartment.
- Floor space measures 740 sq ft.
- Electric storage heaters serve as the main heating source, and the property is fully double glazed.
- The property is leasehold with 138 years remaining on the lease.
- It is classified as Council Tax Band C and has an EPC rating of D, with potential to improve to a C rating.

ACCOMMODATION

HALLWAY.

SITTING/ DINING ROOM. 4.54m x 4.4m

KITCHEN. 3.23m x 2.93m.

BEDROOM 1. 4.54m x 3.24m.

BEDROOM 2. 4.6m x 2.93

BATHROOM.

Council Tax Band C, EPC: D.

SERVICE CHARGE £2,400, GROUND RENT £390 PER ANNUM.

LEASE 138 YEARS.



4 HOWARD COURT, DOODS PARK ROAD REIGATE, SURREY, RH2 0AQ

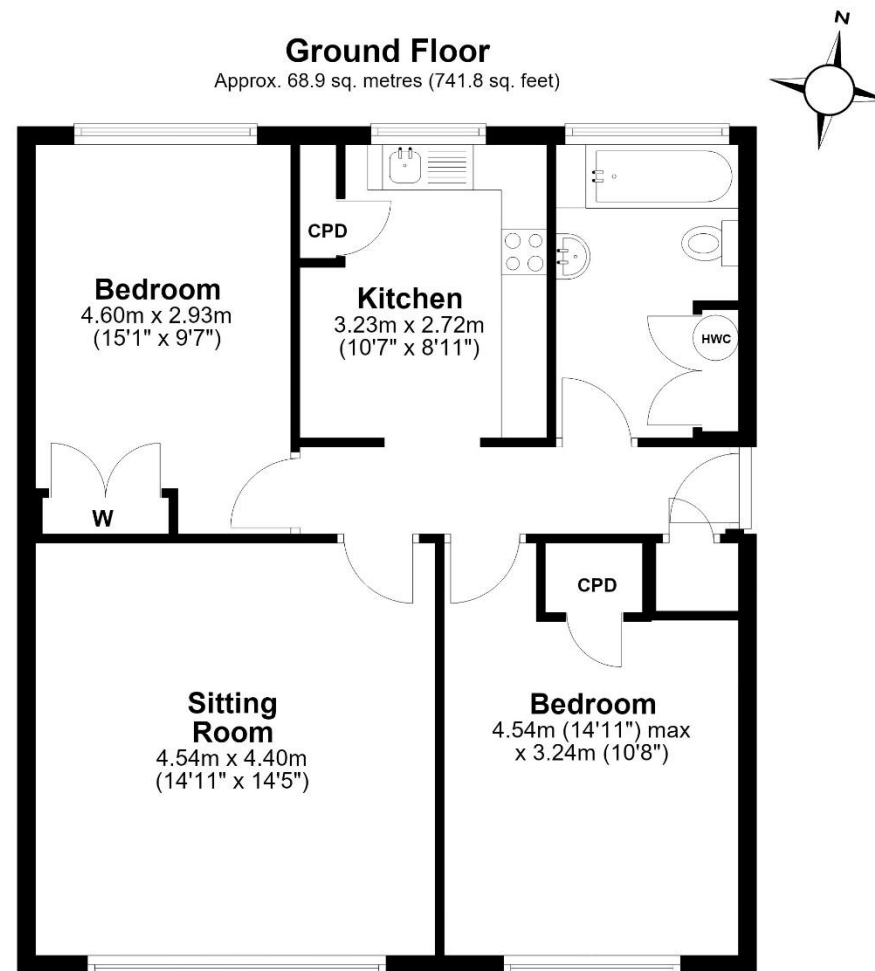
GUIDE PRICE: £270,000

Approximate area: 740 square feet excluding garage.

Local Authorities: Reigate and Banstead Council

Council tax band: c

EPC: d



Total area: approx. 68.9 sq. metres (741.8 sq. feet)

Prepared for illustrative use only, not to scale.
Plan produced using PlanUp.



01737 245779 | info@lewiswhite.net | www.lewiswhite.net

Lewis White Estate Agents, Somers House, Linkfield Corner, RH1 1BB.

**lewis
white**



rightmove

PRS Property Redress Scheme

DPS

ClientMoney Protect

MONEY SHIELD

NETHOUSEPRICES
We value your home