



## THREE BEDROOM FIRST FLOOR APARTMENT

DOODS ROAD  
REIGATE RH2 0NR

Sitting room ♦ Dining area ♦ 3 bedrooms ♦ Kitchen ♦ Bathroom ♦ private garden ♦ garage and parking ♦ EPC rating = D

### Situation

The apartment is about half a mile from Reigate's bustling town centre, where there is an impressive range of shops and services. A flourishing market town in the best tradition of English rural communities. The picturesque streets have a delightfully modern, cosmopolitan feel, where up-market independent boutiques rub shoulders with popular high-street stores, traditional butchers and well-stocked delicatessens. Historic Inns, quaint tea-shops and traditional pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains such as Carluccio's, Bills and Cote, La Barbe and Giggling Squid. Independents include The Vintage Tea House and the Chalk Hills Bakery.

Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe. For golfers nearby courses include Reigate Hill, Reigate Heath, Walton Heath and the RAC Club at Epsom.

Reigate also boasts a number of well regarded schools, state and independent, for all ages. These include Reigate St Mary's, Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory, Reigate Parish, Reigate Secondary and Reigate College.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, 1.5 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes. Gatwick airport in 15 minutes. The M25 Junction 8 is to the north with links to London and the wider motorway network.

### Description

A first floor conversion apartment being part of this substantial character property and providing just under 1217 square feet of accommodation. The accommodation and layout within the flat are shown in the following floor plan.

### Savills Reigate

David Reynolds  
dreynolds@savills.com

01737 230200

[savills.co.uk](http://savills.co.uk)

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# 82B Doods Road, Reigate, RH2 0NR

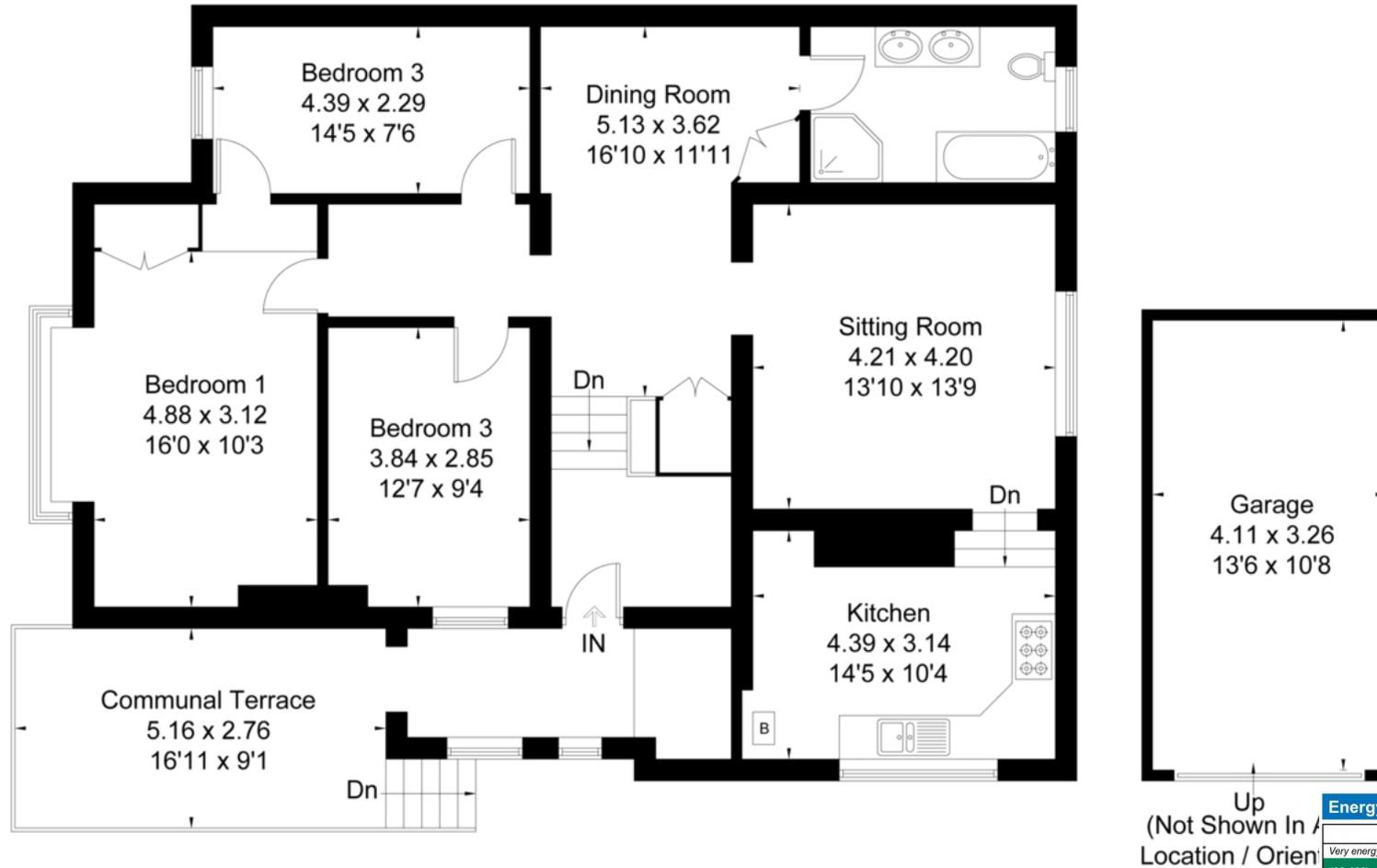
Gross Internal Area (approx) = 113.1 sq m / 1217 sq ft

Garage = 21.1 sq m / 227 sq ft

Total = 134.2 sq m / 1444 sq ft

For identification only. Not to scale.

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Up  
(Not Shown In Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**Savills Reigate**  
David Reynolds  
dreynolds@savills.com  
**01737 230200**  
**savills.co.uk**