



## A SUBSTANTIAL RECENTLY REFURBISHED APARTMENT

**WRAY MILL HOUSE**  
**BATTS HILL, REIGATE RH2 0LJ**

Exclusive development ♦ Close to Wray Common ♦ Secure parking ♦ lock up storage unit ♦ Lift access ♦ Communal swimming pool ♦ Share of Freehold ♦ EPC rating = D

### Situation

Located under one and a half miles from the high street and all of the amenities of the town centre. The high street provides a comprehensive range of local shops and boutiques. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is approximately one mile away, which offers direct routes into London Bridge and Victoria in under around 30 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed very easily along Wray Lane opposite, with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport is around 8 miles distant whilst Heathrow Airport is within 30 miles.

### Description

A substantial second floor apartment arranged to provide 1100 sq ft of accommodation. This exclusive development was built in the 1990s set in private grounds and offers secure underground parking and communal swimming pool. The communal areas and grounds are maintained to the highest standard and there is lift or stair access to all floors.

The layout and accommodation within the property are shown in the floor plan.

The secure parking is located on the lower ground floor level, as is the pool room. The building is surrounded by beautifully kept communal gardens, and there are parking bays for visitors.

### Viewing:

Strictly by appointment with Savills



### Savills Reigate

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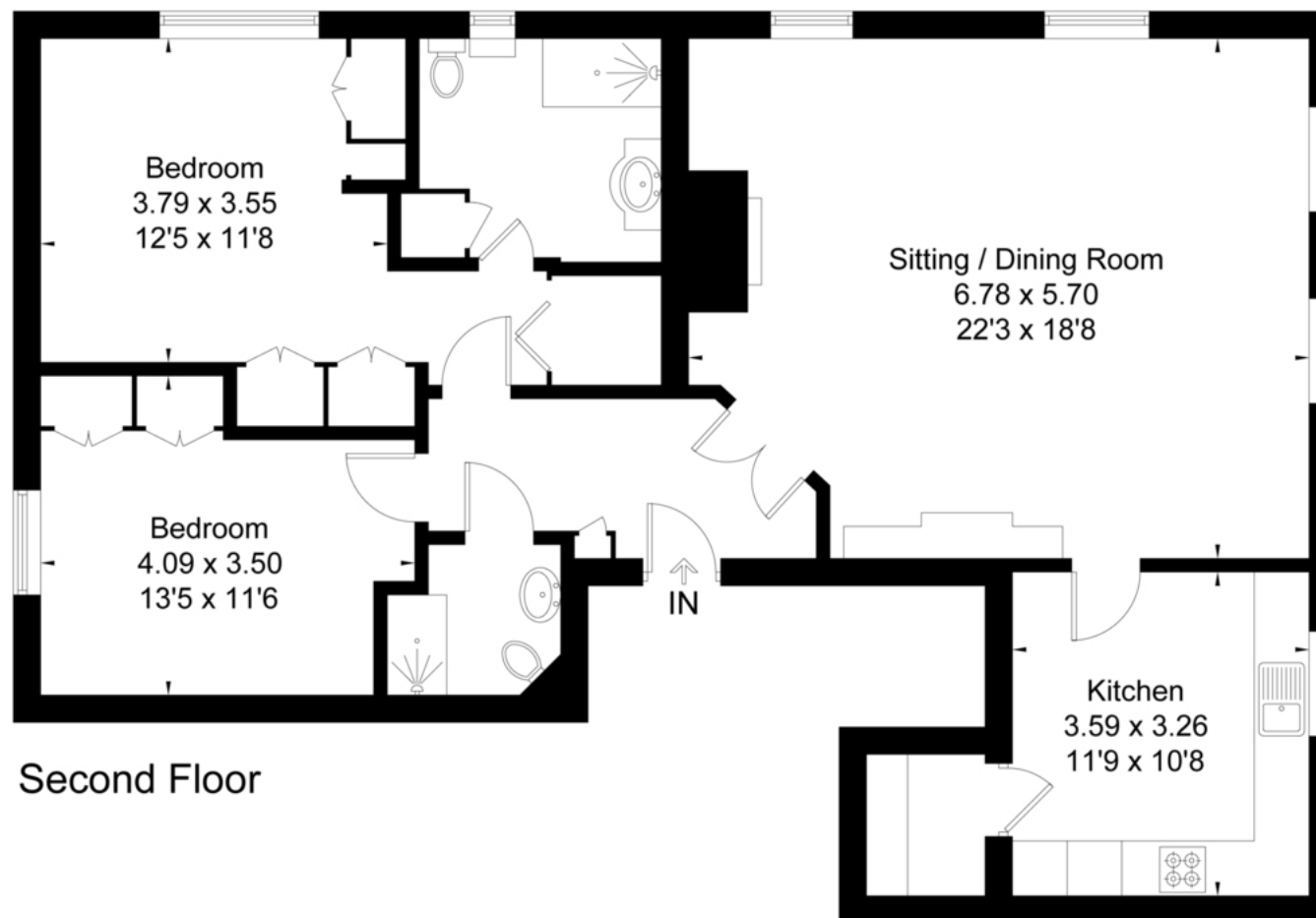
**savills**

# Flat 5, Wray Mill House, Batts Hill, Reigate, Surrey, RH2 0LJ

Gross Internal Area (approx) = 102.3 sq m / 1101 sq ft

For identification only. Not to scale.

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## Savills Reigate

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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>		78
(55-68) <b>D</b>	61	
(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		