



A WELL PRESENTED ONE BEDROOM APARTMENT

29 CROYDON ROAD
REIGATE RH2 0LY

Leasehold

Off street parking ♦ Generous one bedroom apartment ♦
Views of Reigate Hill ♦ 0.4 miles from Reigate mainline station
♦ Close to a number of local shops

Situation

This sought after location is just over half a mile from Reigate High Street and all of the amenities of the town centre. The High Street provides a comprehensive range of local shops and boutiques. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, skate park and The Pavilion cafe. There is good walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way. The towns of Redhill and Reigate are particularly well served with state and independent schools for all ages. Popular local schools cater for all ages (3-18) and include St. Joseph's Primary School, Reigate Parish, Reigate St. Mary's Prep School, Micklefield, St Bedes, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill, is about a 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, 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 generous sized one bedroom apartment situated on the second floor of this Victorian conversion with views of Reigate Hill. The property has a parking space to the rear of the property and is situated 0.4 miles from Reigate mainline station. The entrance hall leads to a dual aspect sitting/ dining room which leads to a fitted kitchen that has some integrated appliances. There is also a good sized bedroom and a modern family bathroom suite, in all the accommodation extends to 516 sq ft. Please note the property is priced at this level, taking into consideration that the lease is approximately 82 years.

Savills Reigate

Steven Stokes
steven.stokes@savills.com

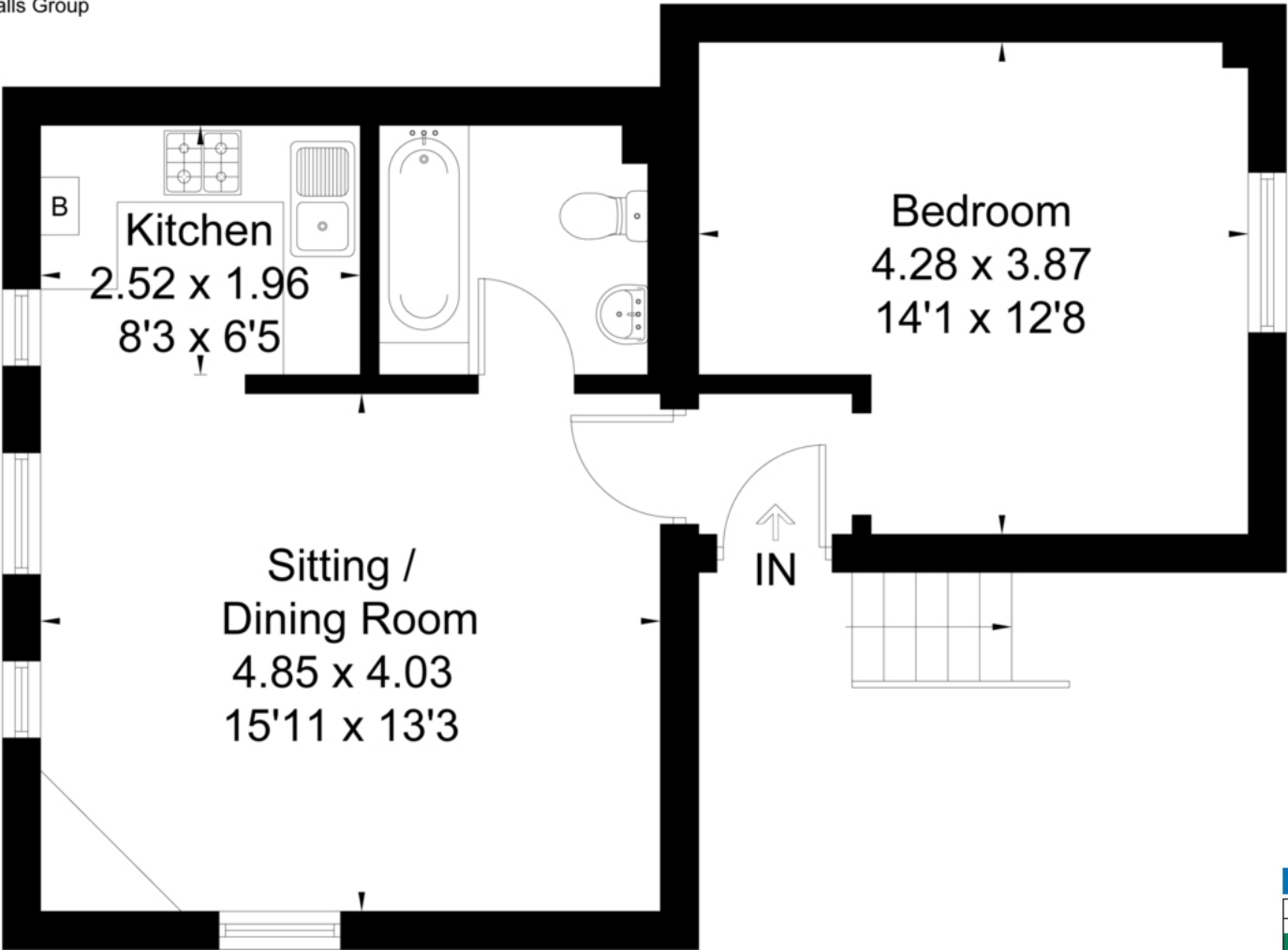
01737 230200

savills.co.uk

savills



Approximate IPMS2 Floor Area = 47.4 sq m / 510 sq ft
Limited Use Area = 0.6 sq m / 6 sq ft
Total = 48 sq m / 516 sq ft
For identification only. Not to scale.
© Fourwalls Group



Savills Reigate
Steven Stokes
steven.stokes@savills.com
01737 230200

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91023062 Job ID: 129952 User initials: FJP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		