



Reigate
Guide Price £350,000

Robert
Leech. 



A spacious 2 double bedroom apartment, located in an iconic Reigate development, in an exceptionally convenient location for Reigate High Street. The property is offered to the market with a long lease of 957 years, no onward chain, a good sized balcony and secure underground parking.



This spacious chain-free first floor two bedroom apartment is situated within Bancroft Court, a highly regarded development in the centre of Reigate tucked away within a quiet cul de sac. Its exceptional location makes it the perfect spot as it's within a short, flat walk of Reigate High Street, an Everyman cinema, the library, a plethora of excellent shops, restaurants and cafes and Reigate's Priory park. There is also a bus stop within a short walk from the property.

The property is situated on the first floor and offers well proportioned accommodation throughout. The good sized lounge/dining room has doors out onto the south facing balcony with ample space for a table and chairs and lovely views over the extensive communal grounds to the rear. The kitchen is fitted with a range of cabinets with space for appliances.

Each of the two double bedrooms are of similar size and both benefit from fitted wardrobes. The family bathroom completes the accommodation.

There is an airing cupboard and two further cupboards in the hallway providing additional storage along with access to a communal laundry drying room.

Outside

There is one allocated underground parking space in the secure gated car park located beneath the building. To the front of the building there are parking spaces for visitors.

The property also comes with a secure outside storage room for each flat.



At a glance

- Spacious 2 double bedroom 1 bathroom apartment
- First floor
- Short stroll from Reigate High Street
- Quiet cul-de-sac location
- Good sized south facing balcony
- Extensive attractive communal grounds
- Underground secure gated parking with visitor spaces
- No onward chain
- Remaining lease 957 years
- 793 sq ft of accommodation
- Service charge £399 pcm (covers heating, hot water, car parking, window cleaning and grounds maintenance)
- Council tax band D
- EPC C

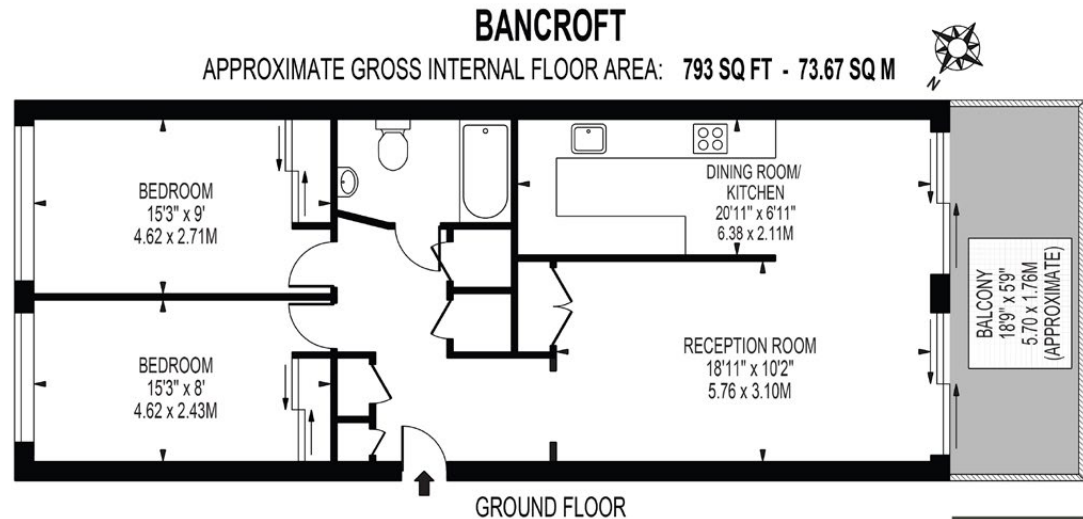
Location

Reigate's bustling high street offers an impressive range of shops, cafes, bars and restaurants. Independent boutiques sit alongside popular high street chains as well as an M&S Simply Food, delicatessens and a traditional butchers. Excellent restaurants comprise familiar chains and independents offering a variety of cuisines all within walking distance of this property.

Reigate's award winning Priory Park offers many acres of open parkland and excellent facilities including tennis courts and The Pavilion cafe. There is excellent walking and riding locally in the surrounding countryside, Reigate Heath and The North Downs Way. The area offers a wide range of sporting facilities including cricket and tennis clubs. For golfers local courses include Reigate Heath, Betchworth Park and Walton Heath.

Reigate has fantastic transport links to London with direct train services into London Bridge and Victoria taking approx 40 mins. Redhill mainline station, 2 miles away, also offers excellent direct routes into London Bridge and Victoria from 30 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations including the coast.

There are also excellent road links to the surrounding areas, with junction 8 of the M25 less than 2 miles away and the M23 also easily accessible, both providing easy access to the national motorway network. Gatwick airport is 7 miles away and Heathrow airport is 27 miles away while the Channel Tunnel is within a 90-minute drive. Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.



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Intrigued?

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