



Reigate
Guide Price £450,000

Robert
Leech. 



An impressive penthouse apartment offering 1,334 sq ft and presented to an extremely high standard throughout.



An impressive penthouse apartment offering 1,334 sq ft and presented to an extremely high standard throughout. The property has been modernised and is offered in turnkey condition. The large entrance hallway has ample storage and gives access to all rooms. There is a generous sized dual aspect sitting/dining room perfect for entertaining. The delightfully bright fitted kitchen and breakfast room has a range of integrated appliances with polished stone worktops throughout. The principle bedroom has a luxury shower room and there is eaves storage, there is a second double bedroom also with eaves storage and a luxury family bathroom suite.

The property has a single garage and an allocated parking space to the front of the garage. The gardens are well kept and at the rear is a large communal lawn area enclosed by fencing and mature trees.



At a glance

- Two bedroom penthouse apartment
- Offering in excess of 1300 sqft
- Share of the freehold
- Single garage
- Modern fitted kitchen with high end appliances
- Two modern bathrooms, one en-suite
- Within easy reach of Reigate and Redhill stations
- Offered to the market with no onward chain
- Council tax D
- £2,239.32 service charge p.a.

Reigate's town centre offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores. Pubs stand alongside chic bistros and sophisticated bars and restaurants. In addition to familiar chains, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Bru & Bear get great reviews.

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, just over 2 miles away, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

Intrigued?

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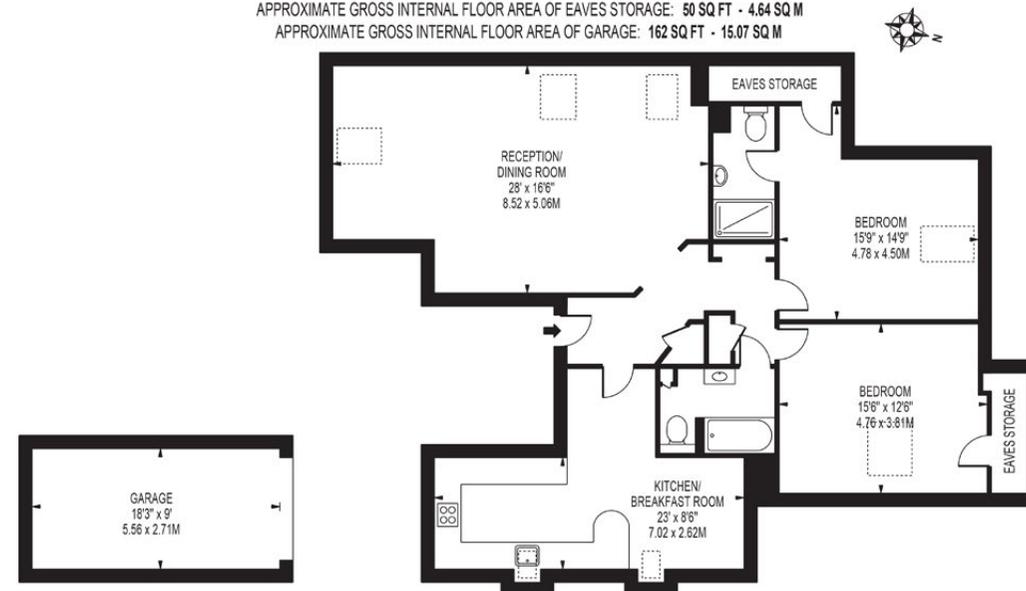
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AMBERLEIGH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1334 SQ FT - 123.95 SQ M
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 50 SQ FT - 4.64 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 162 SQ FT - 15.07 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTING, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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