



12 Wraymead Place – Wray Park Road – Reigate – Surrey – RH2 0EF

A one-bedroom east-facing first floor apartment in a popular retirement development close to shops



## 12 Wraymead Place

Entrance hall • Sitting room • Bedroom • Kitchen • Shower room • Utility room • Balcony

**£225,000 leasehold**

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Wraymead Place is set back from Wray Park Road and the local shops are within a short walk.

A very light and attractive one-bedroom first floor apartment with balcony.

Facilities include a resident manager, residents' lounge, guest suite, video entry system, therapy room and there is an emergency alarm system in all properties and communal areas. Residents benefit from walled gardens with a summer house. There is on site parking.

Communications are excellent with the M25 two miles to the north at Junction 8 and the M23 to the east. Reigate Station is within walking distance with frequent services to London (Victoria or London Bridge) taking about 50 minutes and an hour respectively. The South Coast can be reached via Redhill Station. Local bus services are close by in Reigate Hill and Croydon Road.

999 year lease (from 1988) £50 ground rent and a pensionable age covenant.

**For viewings please contact the  
Scheme Manager on 01737 222394 or  
Fifty5plus on 01488 668655**



*Sitting room / Dining area*



*Bedroom*



*Kitchen*

# The Property

No 12 Wraymead Place is an attractive one-bedroom (previously two) first floor apartment with approximate room measurements as follows:

Entrance Hall with storage cupboard and airing cupboard. Large sitting room and dining area (19'11" x 14'7") with wall lights. Door to east facing balcony (9'8" x 4') Kitchen (11'4" x 5'11") Bedroom (12'1"x 11'2") with built-in wardrobes and cupboards and door to ensuite shower room, wc and basin (5'11" max x 5'6" max). Utility room (7'5" x 6'). Double glazing and electric storage heating.

Shops are within easy walking distance. Dorking to the west is five miles and Oxted to the east is eight miles. Crawley is nine miles and Gatwick Airport is within seven miles.

# Directions to Wraymead Place

From Junction 8 of the M25 take the A217 south to Reigate and proceed down Reigate Hill passing Beech Road on your right and Raglan Road on your left. Continue on past Oakfield Drive and Hartington Close on your left until just before the railway line and then turn left into Birkheads Road.

At the T Junction turn left into Anne Road and then right into Wray Park Road. Wraymead Place will be found in about 200 yards on your right.



*Dining area*



*Shower room*



*View from balcony*

**Approximate gross internals: Total: 64 m<sup>2</sup> / 689 ft<sup>2</sup>**

**Service charge: £3,255.89 p.a.**

**Energy Performance Rating: 85**

**Council tax banding: E**



These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Wraymead Place

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Wraymead Place was completed in 1988 and consists of 39 flats in two distinct buildings with lifts set back from Wray Park Road. The development is set in attractive gardens and grounds and most first and second floor flats have balconies. Ground floor properties have private patios and each flat has a video entry system.

## Location

Reigate is a prosperous and popular Surrey market town with a good range of traditional high street shops including specialist food shops, boutiques, supermarket, chemist, inns and restaurants. Redhill nearby has more comprehensive shopping facilities and theatres in the area include the Harlequin at Redhill, the Thorndike Theatre in Leatherhead, the Dorking Halls and the Playhouse Theatre in Epsom.

The area has a wide range of sporting and social facilities with swimming, tennis, bowling and badminton available at Donyngs Place and Banstead Sports Centre. Reigate Heath has a nine hole golf course. Close to Wraymead Place is Wray Common, one of the many open spaces in and around Reigate.

## Further afield

Nearby are many excellent walks on both the North and South Downs and to the north is Colley Hill, owned by The National Trust. Walton Heath, about 15 minutes away, has two first class golf courses.

Communications are excellent with the M25 about two miles to the north at Junction 8 and the M23 to the west.

Reigate Station is within easy walking distance and there are fast and frequent services to London (Victoria) taking about half an hour, and the South Coast via Redhill Station. Local bus services are close by in Reigate Hill and Croydon Road.



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