



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

A two-bedroom second floor apartment in a popular retirement development close to shops



39 Wraymead Place

Entrance hall • Sitting room • Balcony • Two bedrooms • Kitchen • Shower room • Bathroom • Single Garage

£275,000 leasehold

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

An attractive two-bedroom triple aspect second floor apartment accessible without stairs with a balcony giving views towards the North Downs.

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.

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.

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 taking about 50 minutes. 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



Bedroom



Kitchen

The Property

No 39 Wraymead Place is an attractive two-bedroom triple aspect second floor apartment with approximate room measurements as follows:

Entrance Hall with large storage cupboard. Loft access. Airing cupboard. Triple aspect Sitting Room (18'7" x 11'2") with door to balcony. Fitted Kitchen (11'3" x 9'6") Master Bedroom (13'11" x 9'6" including double wardrobe) with door to en suite Shower Room (5'9" max x 5'3" max) Bedroom 2/Study (11'11" max excluding double wardrobe x 8'2") Bathroom (7'4" max x 5'9" max with walk-in bath) Electric storage heating. Single Garage with electronically operated door.

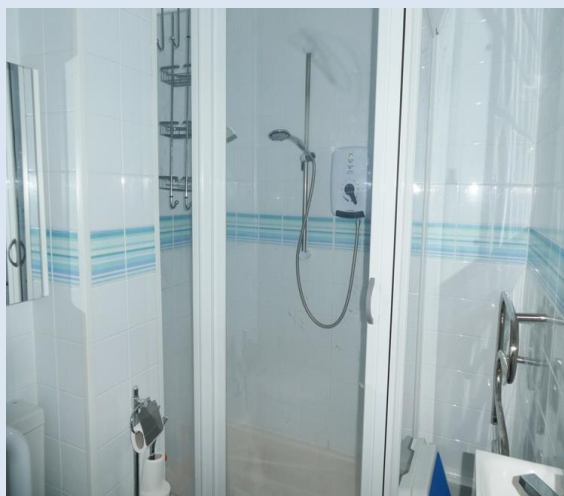
Directions to Wraymead Place

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 Alma Road and then right into Wray Park Road. Wraymead Place will be found in about 200 yards on your right.



Bedroom 2



Shower room

Approximate gross internals:

Total: 77 m² / 829 ft²

Energy Performance Rating: 74

Condition Code: C

Service charge: £4,072.74 p.a.

Council tax banding: E

Wraymead Place

Wraymead Place was completed in 1988 and consists of 39 flats in two distinct buildings with lift 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.



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