



15 Brooklands Court – Wray Park Road – Reigate – Surrey – RH2 0EE

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





## 15 Brooklands Court

Entrance hall • Sitting room • 2 Bedrooms • Kitchen •  
Shower room •

**£120,000 leasehold**

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Brooklands Court is off Wray Park Road and the local shops are within a short walk.

A two bedroom first floor apartment in a convenient position.

Facilities include a visiting manager, an emergency alarm system in all properties and well maintained gardens. 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 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.

125 year lease (from 1987) £50 ground rent and a pensionable age covenant.

**For viewings please contact the  
Scheme Manager on 07891 970928 or  
Fifty5plus on 01488 668655**



*Sitting room*



*Kitchen*



*Bedroom*

## The Property

Two bedroom first floor apartment with approximate room dimension as follows: Entrance Hall with two storage cupboards and an airing cupboard. Sitting Room (15' x 11'1") with double doors to Dining Room (11'9" x 6'3") Bedroom (11'11" including double wardrobe x 8'10") Shower Room (7'6" x 5'11") Electric storage heating.

## Directions to Brooklands Court

From Junction 8 of the M25 take the A217 south to Reigate and proceed down Reigate Hill passing Beech Road on your right. Then turn left into Raglan Road. Continue on until the T junction.

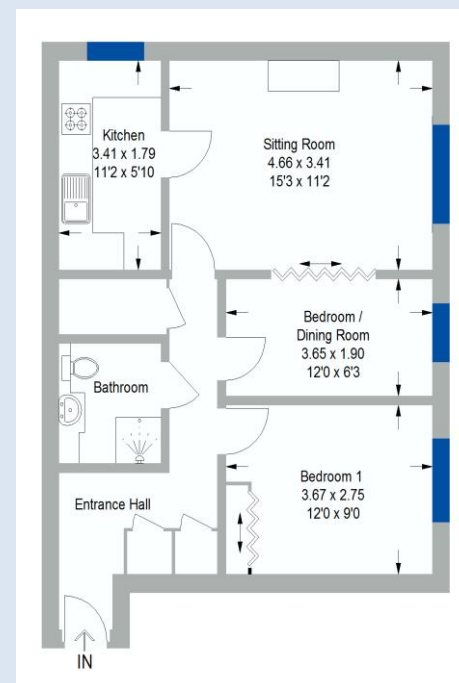
Turn right on to the A242 Croydon Road and then first right into Wray Park Road. Brooklands Court will be found after a short distance on your right.



*Bedroom 2*



*Shower Room*



*Approximate gross internals:*

*Total: 56 m<sup>2</sup> / 603 ft<sup>2</sup>*

*Energy Performance Rating: 79*

*Service charge: £2,575.85 p.a. to December 2022*

*Council tax banding: C*

*Condition Code: B*

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 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.



## Brooklands Court

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Brooklands Court was completed in 1987 and consists of 20 properties with one and two-bedroom apartments in a single building and two-bedroom bungalows in a courtyard to the rear. The development is set around attractively landscaped gardens with parking off Wray Park Road.

### 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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