

Victorian first floor apartment located close to Reigate town centre and train station, stunning bright and spacious accommodation. Rarely do we see apartments with generous room sizes and such numerous, large sash windows throughout. The sitting room has five sash windows and a fabulous easterly aspect, perfect for morning sunshine. The bathroom and kitchen have been refurbished and the interior is in very good decorative order. The balcony provides space to relax or dine al fresco, the westerly aspect gives distant views to the North Downs. 1 private parking space is to the rear of the building with pedestrian access from Holmesdale Road.

Available 8<sup>th</sup> January 2024.  
**HOLDING FEE £311.54**  
 Equivalent to 1 weeks rent.  
 The deposit is required whilst reference/credit checks are being undertaken. This sum will be deducted from the first months rent. Should the tenancy not proceed to occupation the deposit is non-returnable.  
**DEPOSIT £1,557.69**  
 Equivalent to 5 weeks rent and returnable at the end of the tenancy providing there are no dilapidations or damages. This will be lodged with the Deposit Protection Scheme.



Council tax band: C

EPC rating: C

£1,350 PCM



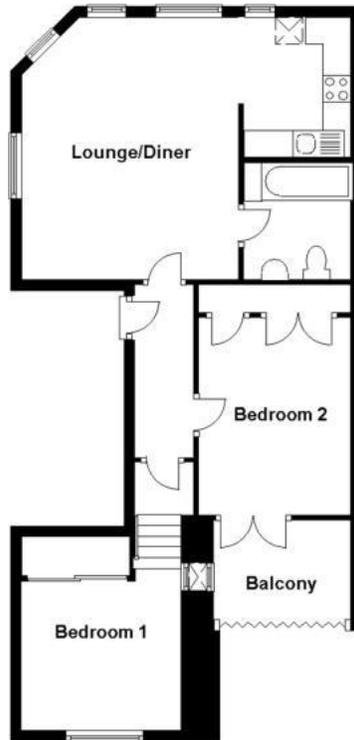
## Flat 1, 29 Croydon Road, Reigate, Surrey, RH2 0LY



Additional costs:  
 Water rates, payable monthly in advance by Bank Standing Order. Council Tax and all other utility services will be the tenant(s) responsibility.

Terms of payment: Cleared funds must be received by Lewis White 2 days prior to the tenancy. Payment by bankers draft, internet banking or cheque allowing for an additional 5 working days to clear.

**First Floor**  
Approx. 713.4 sq. feet



Central Reigate  
One parking space  
Available January 18<sup>th</sup> 2024.

