



Share of freehold, ground floor 2 bedroom maisonette in a quiet location close to Reigate town centre and Priory Park



**53 Cockshot Road, Reigate, Surrey, RH2 7HB**



Sitting room



Kitchen

- Share of freehold.
- Chain free.
- 2 bedrooms with built in wardrobes.
- Spacious open plan sitting/dining room into kitchen.
- Modern bathroom.
- Private garden.
- Gas central heating and double glazed.
- Low maintenance charges.
- Close to Priory Park and walking distance to Reigate town centre.
- En-bloc garage.
- Off road parking space.

GUIDE PRICE

**£330,000**

**LEWIS  
WHITE**

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Chain free and share of freehold (999 years). Ground floor, 2 bedroom maisonette located within walking distance of Reigate town centre and Priory Park. The accommodation comprises a delightful open plan reception room that leads into the dining area and then the kitchen which has a lovely leafy outlook over the garden. Both bedrooms have built in wardrobes and bedroom 1 also has a door onto the garden. The rear garden has a patio, garden shed and level lawn. Close by there is an en-bloc garage which is on a 46 year lease.



**PRS** Property Redress Scheme

**Council tax band: D**  
**Maintenance Charge: £150 per annum.**

**EPC Rating: Actual: 73    Potential: 80**  
**Service charge on garage: £303 per annum.**

**Bathroom**



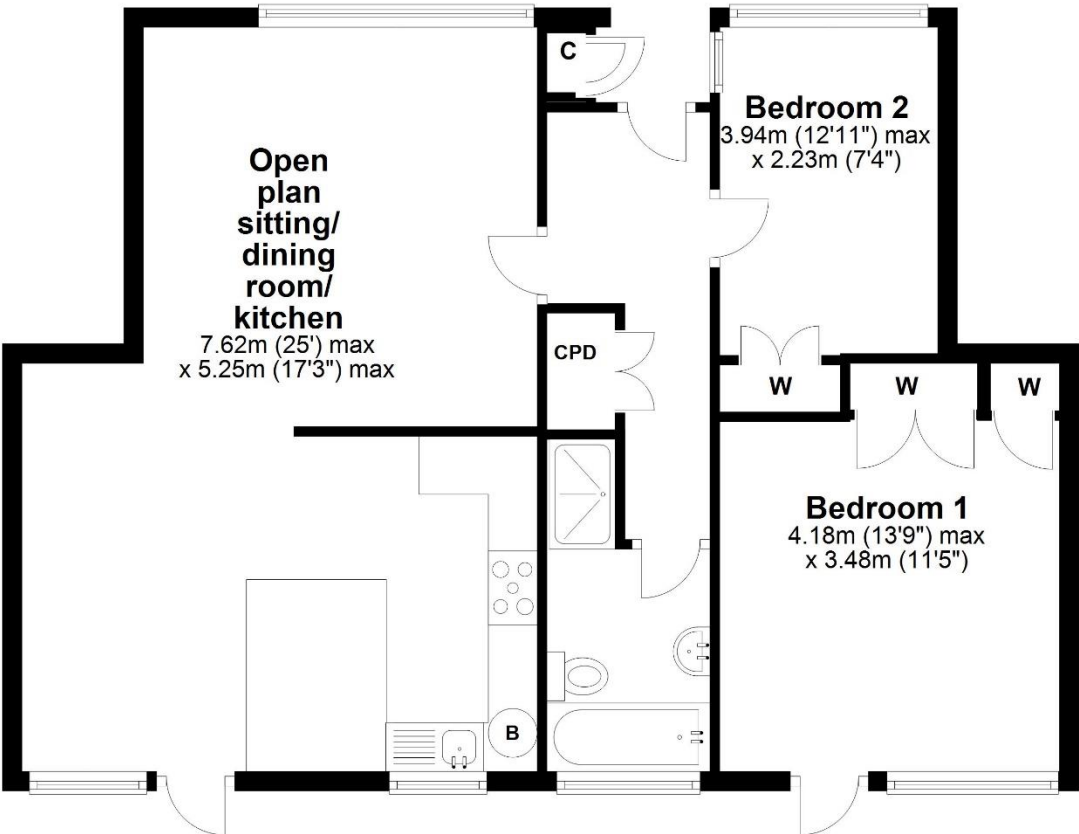
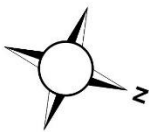
**Private garden**



These details are of course subject to any necessary consents and regulations. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission or accidental error shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Purchaser.

**Ground Floor**

Approx. 70.7 sq. metres (761.0 sq. feet)



**Total area: approx. 70.7 sq. metres (761.0 sq. feet)**

Produced by Lewis White, not to scale and indicative only  
Plan produced using PlanUp.