



Flat 28, Wray Mill House Batts Hill.

Reigate

Guide Price **£400,000**



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Offered to market chain free is this light and spacious apartment set on the prestigious Wray Mill Park development surrounded by well-maintained landscaped gardens, within a stone's throw of the picturesque Wray Common and just a twenty-minute walk to both Reigate town centre and train station.

Set on the second floor and accessed via a lift, the accommodation comprises of approximately 1,120 sq. ft. of well-proportioned living space with entrance hall, a large dual aspect centre piece lounge with additional dining area and separate kitchen. The master bedroom benefits from built in wardrobes and en-suite bathroom, there is another fantastic sized double bedroom with storage and a further shower room. Additionally, there is secure underground allocated parking for one car, visitor bays, a separate storage unit, and enjoys full use of the development's indoor heated swimming pool.

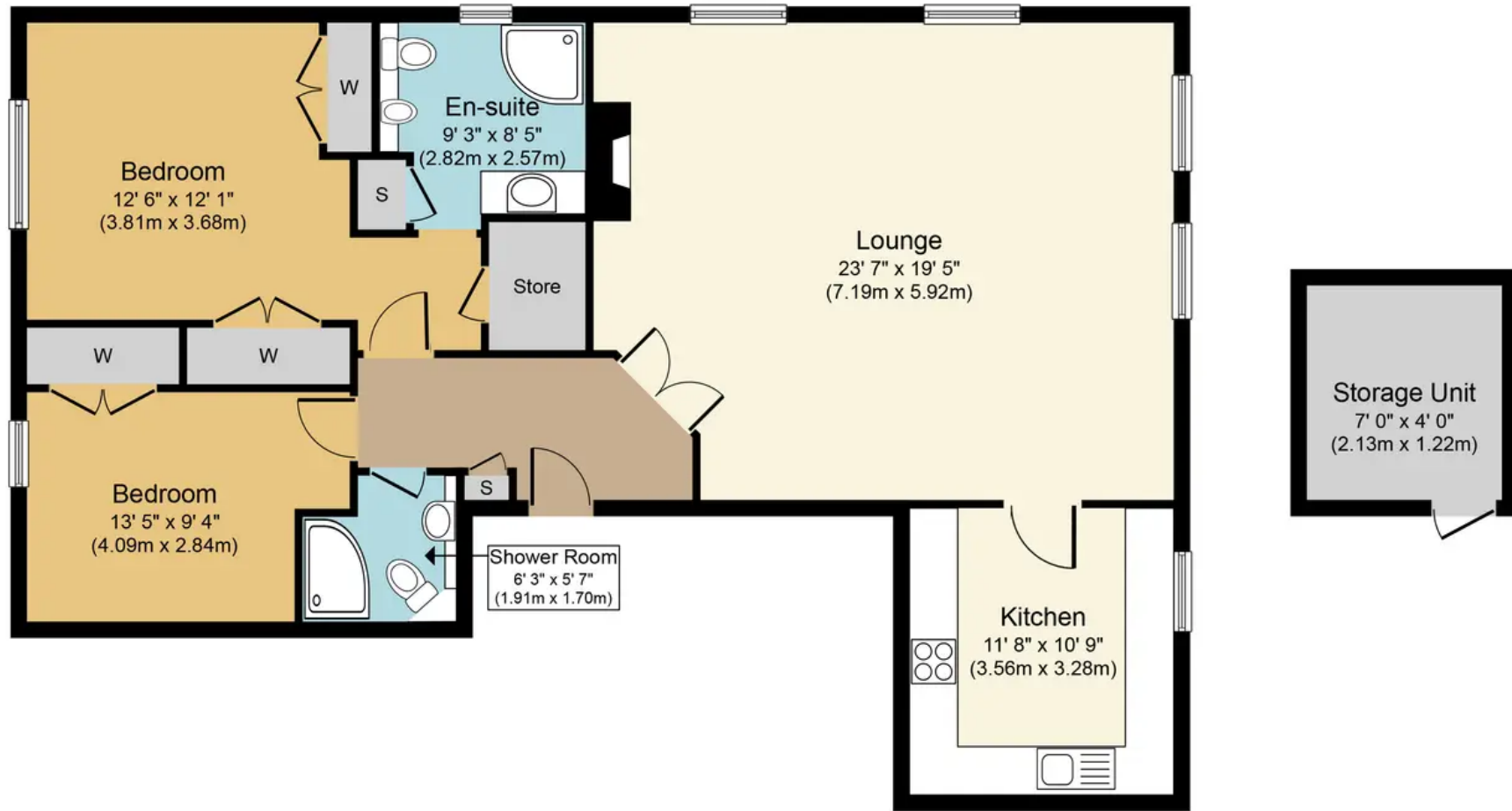
A perfect purchase for downsizers, commuters and those looking for a 'lock up and leave' in a central Reigate location. Share of freehold.

Council Tax band: G

Tenure: Share of Freehold







Approximate Floor Area
 1120 sq. ft.
 (104.1 sq. m.)

Approximate Floor Area
 69 sq. ft.
 (6.4 sq. m.)

Batts Hill, RH2

Approx. Gross Internal Floor Area 1,120 sq. ft. (104.1 sq. m.) (Excluding Outbuilding)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.