

TO LET



Albert Road North, Reigate
£1,450 pcm Fees Apply

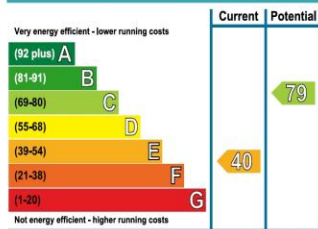

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4 Albert Road North

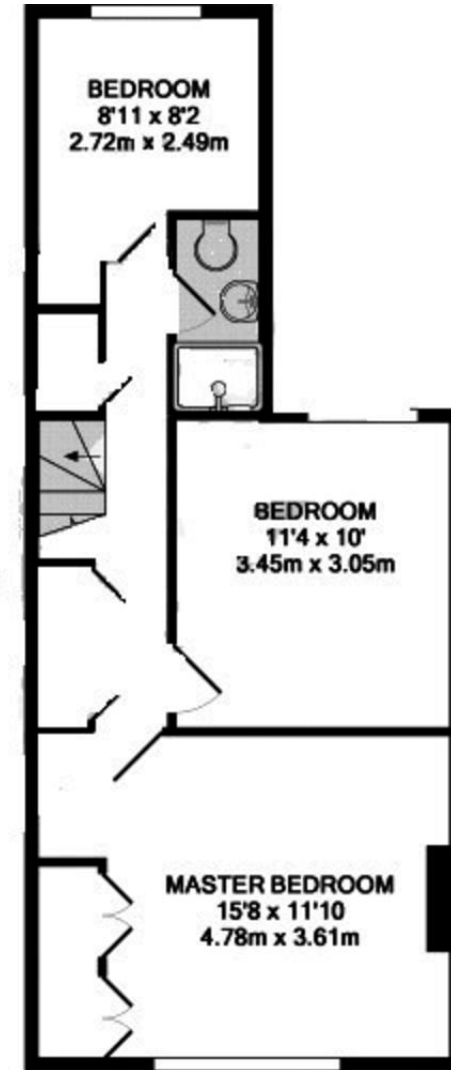
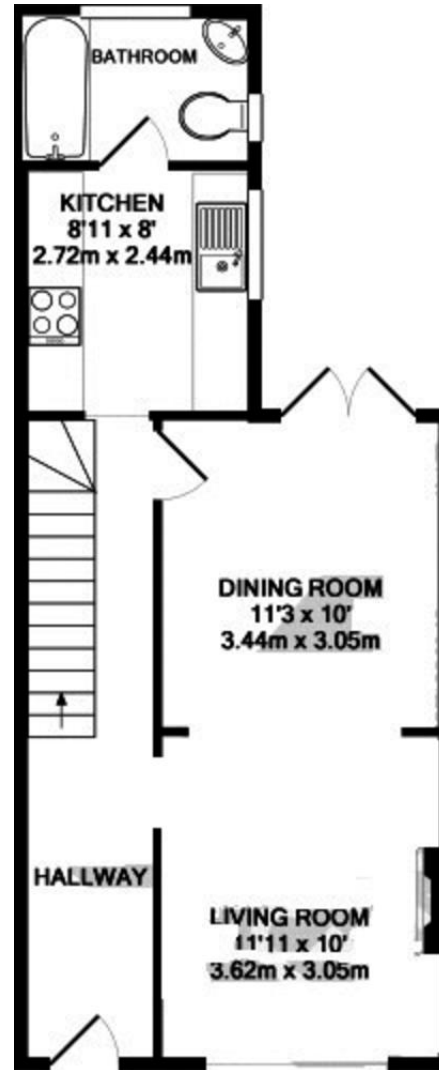
- Great Location
- Close to Train Station and Town Centre
- Sought After Area
- Bright & Spacious

Located just off Nutley Lane this charming semi-detached house is ideally located for easy access to Reigate High Street and Railway Station. Benefiting from recent refurbishment and redecoration the house offers versatile accommodation and should be viewed to be fully appreciated. In brief accommodation includes, large entrance hallway, through lounge/diner/living room with direct garden access, fitted kitchen, and downstairs bathroom. Upstairs are three bedrooms, the master a large double with fitted wardrobes, shower room, and plenty of fitted storage. To the front of the house is an easily maintained front garden with unrestricted on road parking immediately in front of the property. The rear garden is fully enclosed and benefits from a fantastic covered BBQ/Entertaining space with deck and lawn area.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



Martin & Co Redhill

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision