THOMAS & MAY

ESTATE AGENTS









1 Hartington Close, Reigate, RH2 9NL

Asking Price £350,000

PUBLIC NOTICE: 1 Hartington Close, Reigate, Surrey RH2 9NL
We are acting in the sale of the above property and have received an offer of £330,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.
A two bedroom ground floor apartment offered to the market with NO ONWARD CHAIN, fitted kitchen, reception room, main bedroom with en-suite bathroom, second bedroom with en-suite Jack and Jill shower room, allocated parking and within walking distance to mainline railway station. Reigate town centre is a historic market town surrounded by green spaces, with the town centre nestled between Priory Park and the Castle Grounds. The National Trust site Reigate Hill is also just a short distance away, offering beautiful views of Surrey. There are plenty of options for eating out in Reigate with a good mix of independent restaurants, cafes and a great choice of unique shops. The M25 can be accessed at the Reigate Hill Interchange, Junction 8 with good motorway links to London, Gatwick and Heathrow Airports and the South coast.

COMMUNAL FRONT DOOR
With entry-phone system leading to:

COMMUNAL ENTRANCE HALL
Leading to:

OWN ENTRANCE DOOR
Leading to:

OWN ENTRANCE HALL
Wood style flooring, thermostat for central heating, cupboard housing fuse board, power point, telephone point and shelving, radiator, further cupboard with water tank and space and plumbing for washing machine, double doors leading through to:

RECEPTION ROOM 19'7 x 17'1 (5.97m x 5.21m)
Continuation of wood style flooring, two double panelled radiators, rear aspect Upvc double glazed patio door, side aspect Upvc double glazed window, power points. Archway leading to:

KITCHEN 9'11 x 6'8 (3.02m x 2.03m)
A range of wall mounted and base level units, square edge work surface, sink, integrated oven, integrated microwave, integrated hob, integrated fridge and freezer, integrated dishwasher, side aspect Upvc double glazed window, part tiled walls, cupboard housing boiler, power points, down-lighters.

MAIN BEDROOM 19'7 x 9'9 (5.97m x 2.97m)
Side aspect and rear aspect Upvc double glazed windows, radiator, power points, cupboard housing hanging rail and shelving, door to:

EN-SUITE BATHROOM
A four piece suite comprising low level WC, pedestal wash hand basin, panelled enclosed bath with mixer tap, separate shower cubicle, radiator, side aspect obscured double glazed window, shaver point, part tiled walls, extractor, down-lighters.

BEDROOM 2 12'3 x 8'9 (3.73m x 2.67m)
Side aspect Upvc double glazed window, radiator, power points, door giving access to:

JACK AND JILL SHOWER ROOM
Suite comprising low level WC with concealed cistern, inset wash hand basin, shower cubicle, part tiled walls, radiator, medicine cabinet, extractor, down-lighters.

ALLOCATED PARKING

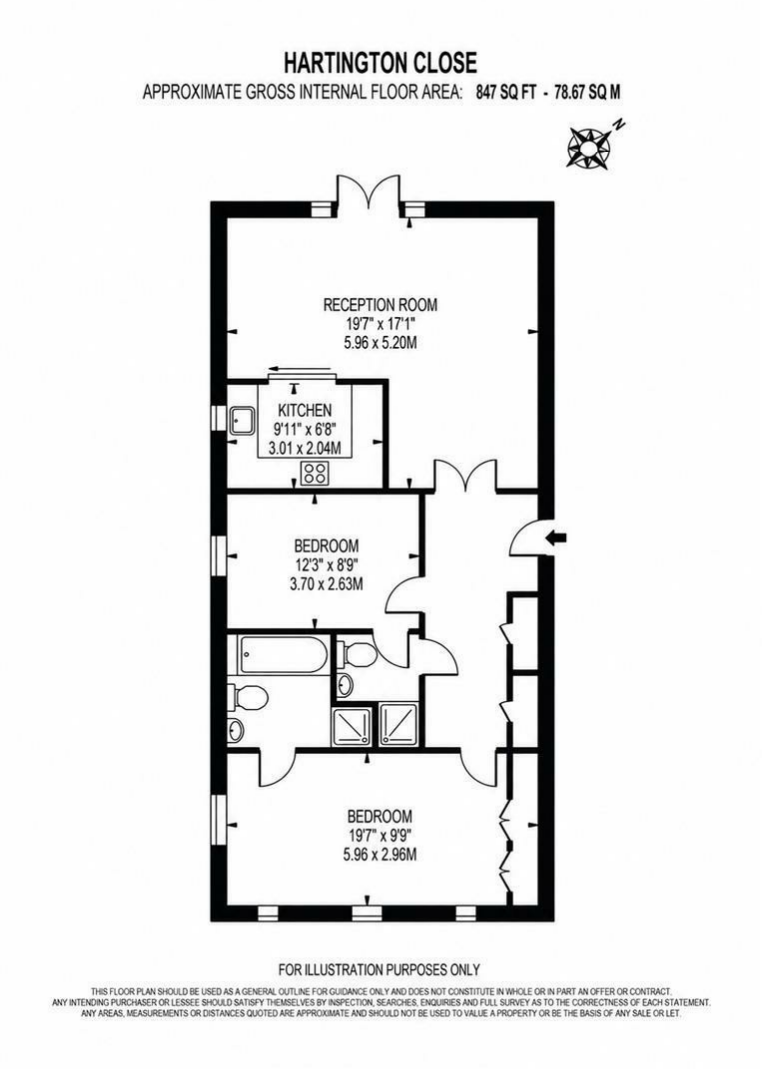
LEASE:
127 years remaining

GROUND RENT:
TBC

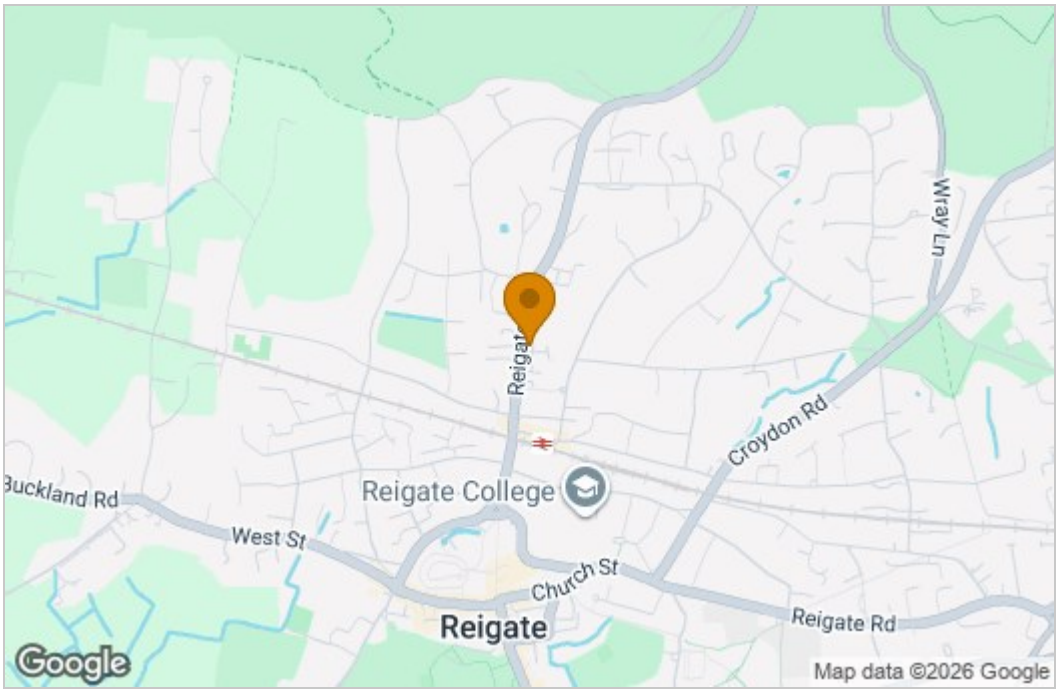
SERVICE CHARGE:
TBC

COUNCIL TAX BAND E

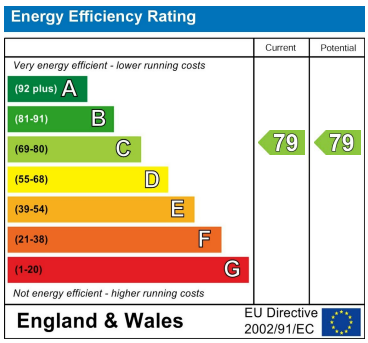
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-3 South Parade, School Hill, Merstham, Surrey, RH1 3RA
Tel: 01737 648048 Email: merstham@thomasandmay.com https://www.thomasandmay.com/