



3 Wraymead Place, Wray Park Road
Reigate RH2 0EF

Offers Over £220,000
LEASEHOLD

Ground floor retirement flat situated in a highly sought-after managed facility in Reigate. Excellent community and safety features combine with stunning facilities nestled in beautiful Surrey. Short drive to Reigate town center and excellent travel links to London and Kent via the M25.



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Bedroom

The single bedroom looks out onto beautiful facility gardens and features. An en-suite bathroom and multiple mirror-faced closets ensure comfort and plenty of storage. The adjoining corridor has a second bathroom as well as a coat/airing cupboard leading to the kitchen.

Kitchen

The kitchen is fully stocked with hob and oven, with space to fit a washing machine to double as a laundry area.

Bathroom

Well maintained bathroom with toilet, sink and bath. Features an installed Bath Knight lift bathing aid to ensure safe access.

Living Room

The spacious living room leads out onto the communal green via patio door and features an electric fireplace. Plenty of space to also double as a dining or guest bedroom.

Patio

Beautifully landscaped communal gardens and paths, perfect for summer lounging and walks.





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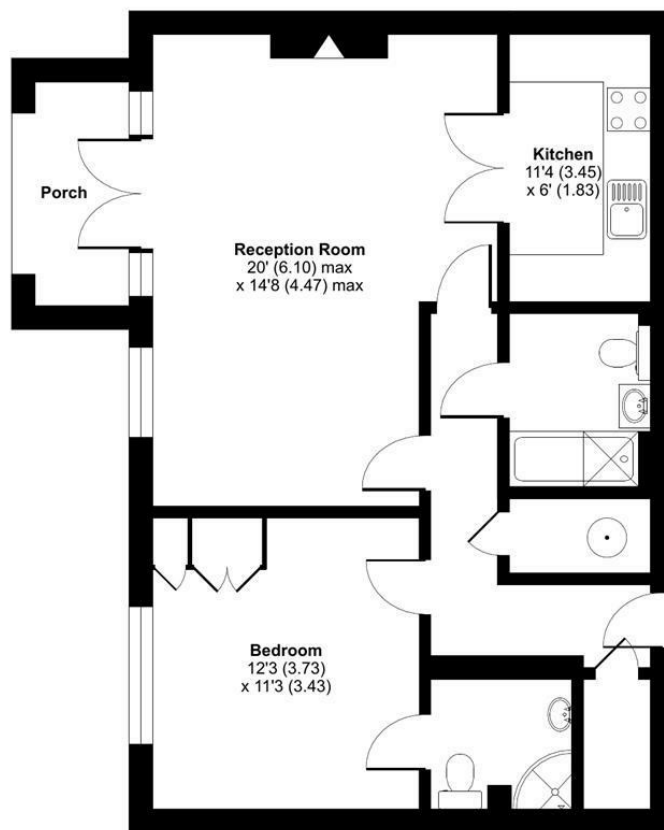
Wraymead Place features excellent security and safety equipment for its residents. A video entry system ensures controlled access to resident's facilities. An on-site warden and 24-hour emergency pull-cord in every apartment ensures that any situation can easily be quickly and safely dealt with. Communal activities are constantly on the go, fostering a delightful atmosphere for residents. Shops, pubs, cafes, parks and cinemas are all within easy reach of this fantastic property.

Wraymead Place sits on Wray Park Road, a residential road found to the North East of Reigate centre. Local Amenities can be found in Holmesdale Road, approximately half a mile distance, close to Reigate Station. There is a Co-Op conveniently close by at the bottom of Reigate Hill. Reigate town centre is less than 1 mile away and provides an array of shops and services.



Wraymead Place, Wray Park Road, Reigate, RH2

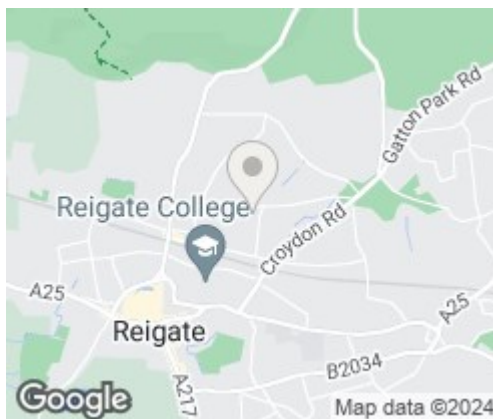
Approximate Area = 742 sq ft / 68.9 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Kable Properties Ltd. REF:951551



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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