Spacious 3 bedroom first floor flat with private south west facing garden located within walking distance to Reigate town centre.

6 Cornfield Road, Reigate, Surrey, RH2 7HE

- First floor flat with private entrance.
- 3 Bedrooms.
- Modern bathroom with window.
- Bedroom 1 with fitted wardrobes.
- Large entrance hallway.
- 1 Reception room.
- Fitted kitchen with 5 burner gas hob.
- Gas central heating and double glazing.
- South west facing private garden.
- Close to Priory Park.

GUIDE PRICE

£320,000

One Bancroft Road, Reigate, Surrey, RH2 7RP
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www.lewiswhite.net

LEWIS WHITE

This spacious 3 bedroom flat is ideally located for Priory Park and Reigate town centre and also benefits from a secluded, south west facing garden.
The accommodation comprises a large entrance hall, 3 bedrooms, sitting/dining room, fitted kitchen and bathroom. Outside there is a delightful, south west facing garden which is well screened by mature trees and shrubs.

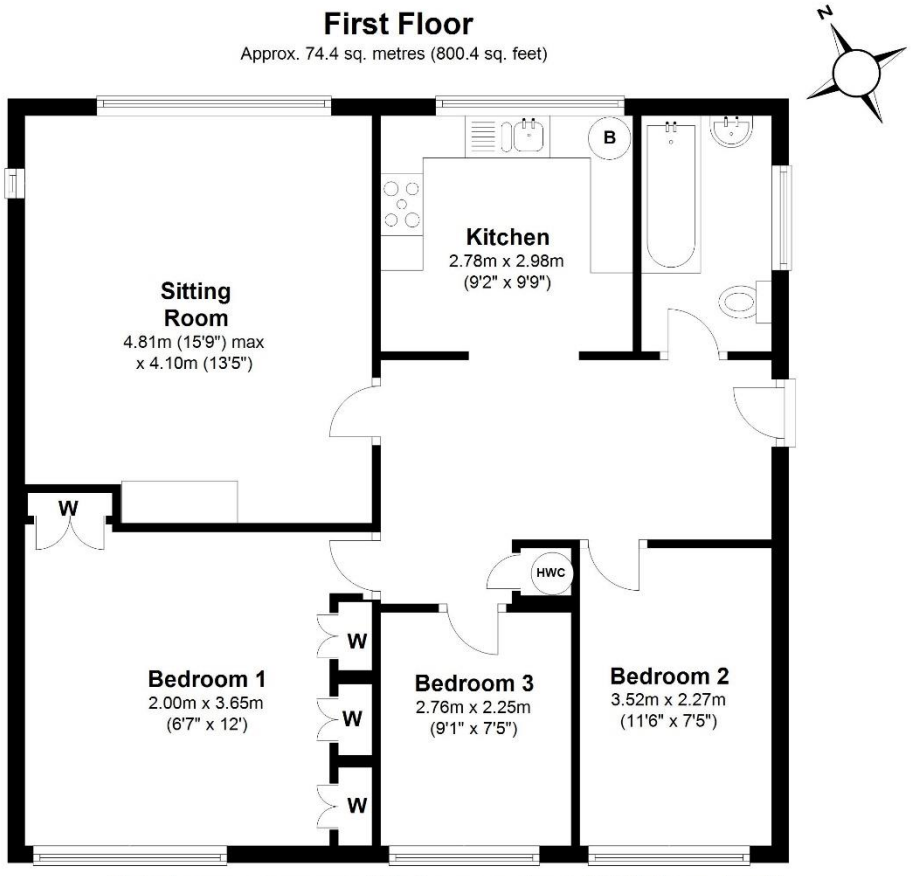
Council tax band: D EPC Rating: Actual: 57 Possible: 71
Lease: 109 years Ground rent: £150 per annum Building insurance appx. £150 per annum paid to freeholder

Maintenance: As required, the vendors believe the lease states roof and gutters are responsibility of the flat and foundations ground floor flat. Currently costs are being shared on any works required.

Bedroom 1

Reception room

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/Lessees 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.



Total area: approx. 74.4 sq. metres (800.4 sq. feet)

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Plan produced using PlanUp.