

Cromwells



Cedar Rise, Reigate Hill, Reigate, RH2 9NJ

Guide Price £325,000 to £350,000

Cromwells are pleased to offer this very well presented and stylish penthouse apartment. It has spacious accommodation, including two double bedrooms and a good size reception room, and also benefits from an allocated parking space and a gated security entry phone system. It is situated within a popular development on the edge of Reigate town centre, where amenities include an excellent range of independent shops, cafes, restaurants and bars. Reigate mainline railway station is a short walk away and offers excellent links to Central London. Well regarded local schools include Reigate Priory, Reigate School, Reigate Grammar and Reigate 6th form college.

EPC rating C.

Accommodation

This third floor, penthouse apartment is stylish, bright, spacious and well presented throughout, with feature sloping ceilings. It has an entrance hall leading to the two double bedrooms, the reception room and the bathroom, while the kitchen is accessed from the lounge/diner.

The main bedroom is large, double aspect, with feature dormer windows and fitted wardrobes. The second bedroom is also a double with feature dormer window and fitted wardrobe. The reception room also has a feature dormer window as well as rooflight windows, offering lots of daylight. It leads to the modern, fitted kitchen with white units.

The large bathroom has both a bath and a shower cubicle.

Outside

The building has communal gardens. The flat has an allocated parking space.





Council Tax - D
Tenure - Leasehold

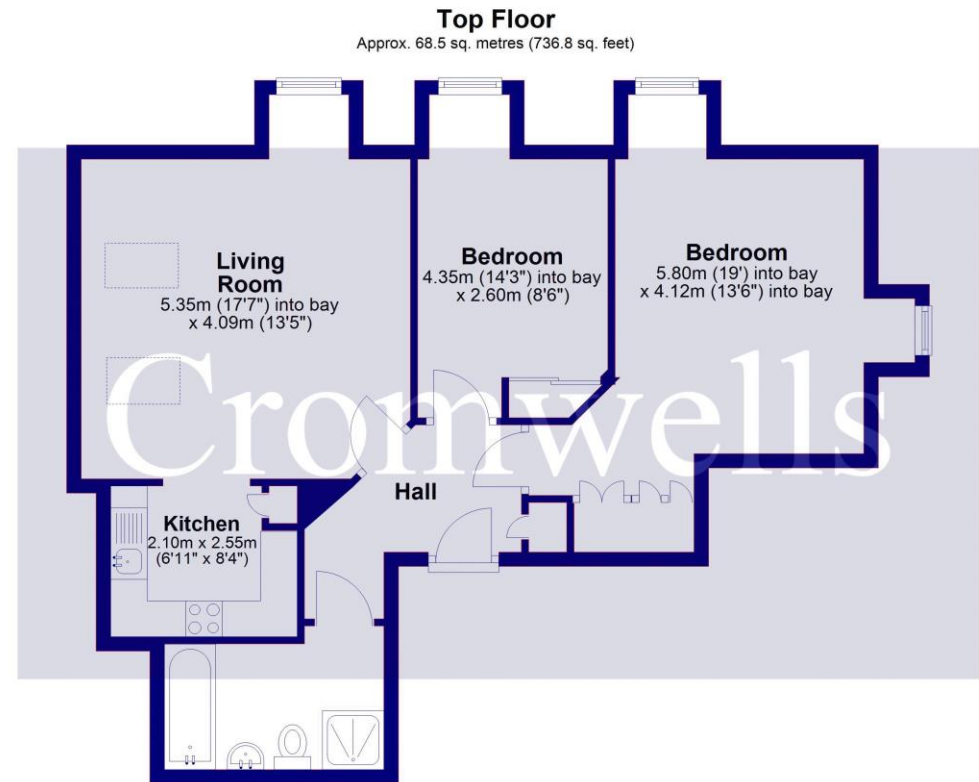
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Total area: approx. 68.5 sq. metres (736.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

