



**Guide Price**  
**£450,000**

**Leasehold**

2x  2x  1x 

**Wray Mill House, Batts  
Hill, Reigate, Surrey,  
RH2**

**OVER 60?**

Secure this property  
for up to **59% less!**

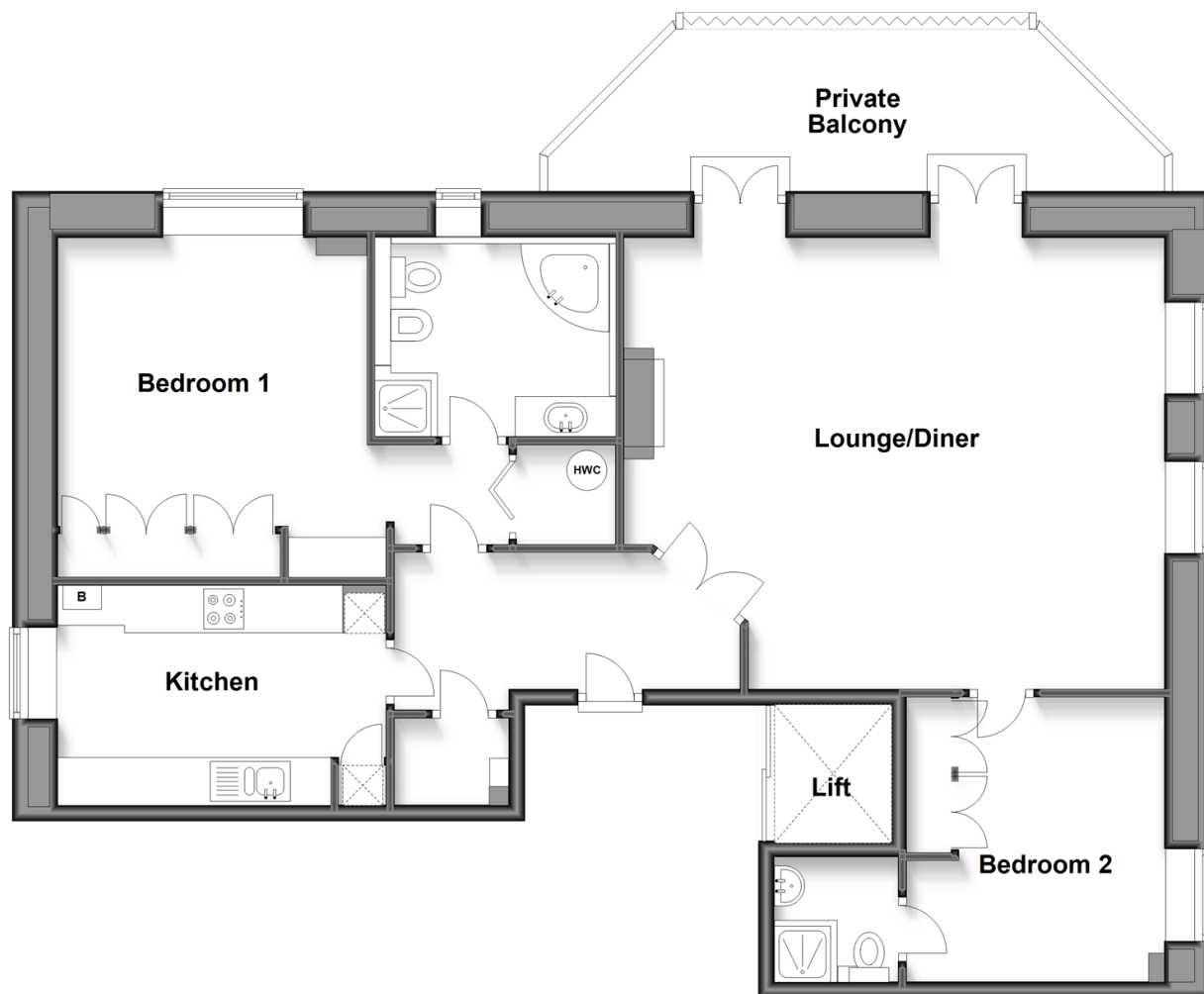


Video Tour available

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## Ground Floor

Approx. 112.2 sq. metres (1208.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 14'4 x 6'7 (4.37m x 2.01m)

Lounge/Diner: 22'0 x 19'0 (6.71m x 5.80m)

Private Balcony

Kitchen: 13'4 x 9'0 (4.07m x 2.75m)

Bedroom 1: 13'7 x 12'6 (4.14m x 3.81m)

En-suite Bathroom: 9'9 x 8'3 (2.97m x 2.52m)

Bedroom 2: 11'8 x 10'8 (3.56m x 3.25m)

En-suite Shower Room: 5'2 x 4'2 (1.58m x 1.27m)

### OUTDOOR

Communal Grounds

Garage Parking

Visitor Parking

Indoor Heated Swimming Pool





## Main features

- Price Guide £450,000-£465,000
- Very spacious 1300 square foot apartment
- Large private balcony, superb views, indoor swimming pool
- Sought after and exclusive development
- Garage parking, visitor parking, established communal grounds
- Equidistant to Reigate & Redhill town centres & train stations, no onward chain



### Nearest Schools

Primary Schools: Wray Common Primary 0.2 miles, St Joseph's Catholic Primary, Redhill 0.7 miles, St Matthew's CofE Primary 0.7 miles  
Secondary Schools: St Bede's School 0.7 miles, Carrington School 1.3 miles, Reigate Grammar 1.4 miles



### Transport Information

Train Stations: Redhill 1.0 miles, Reigate 1.2 miles, Earlswood 2.0 miles



### Address

Wray Mill House, Batts Hill, Reigate, Surrey, RH2



### Directions

For directions to this property please contact us.





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Call Reigate Branch 01737 222020 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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