



Guide Price
£325,000

Leasehold

2x  1x  1x 

**Smoke Lane, Reigate,
Surrey, RH2**

OVER 60?

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



Video Tour available

cubitt&west
Helping you move forwards



Main features

- For investors only as tenants in situ
- A spacious Victorian conversion apartment with many character features
- Established communal gardens
- Quiet cul-de-sac location, elevated views
- Short walk to shops, town & schools



Nearest Schools

Primary Schools: Reigate Priory Community Junior School 0.9 miles, St Joseph's Catholic Primary, Redhill 1.4 miles, St John's Primary 1.5 miles
Secondary Schools: Reigate Grammar School 1.1 miles, Dunottar School 1.1 miles, Reigate School 1.5 miles



Transport Information

Train Stations: Reigate 1.3 miles, Earlswood 1.9 miles, Redhill 2.1 miles

Accommodation

FIRST FLOOR

Entrance Hall

Lounge/Diner: 19'0 x 14'7 (5.80m x 4.45m)

Kitchen: 11'1 x 8'7 (3.38m x 2.62m)

Bedroom 1: 17'6 x 14'0 (5.34m x 4.27m)

Bedroom 2: 11'0 x 7'0 (3.36m x 2.14m)

Shower Room: 5'0 x 3'8 (1.53m x 1.12m)

OUTSIDE

Communal Front Garden

Communal Rear Garden

Call Reigate - 01737 222020 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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