



Guide Price
£395,000

Leasehold

2x  2x  1x 

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

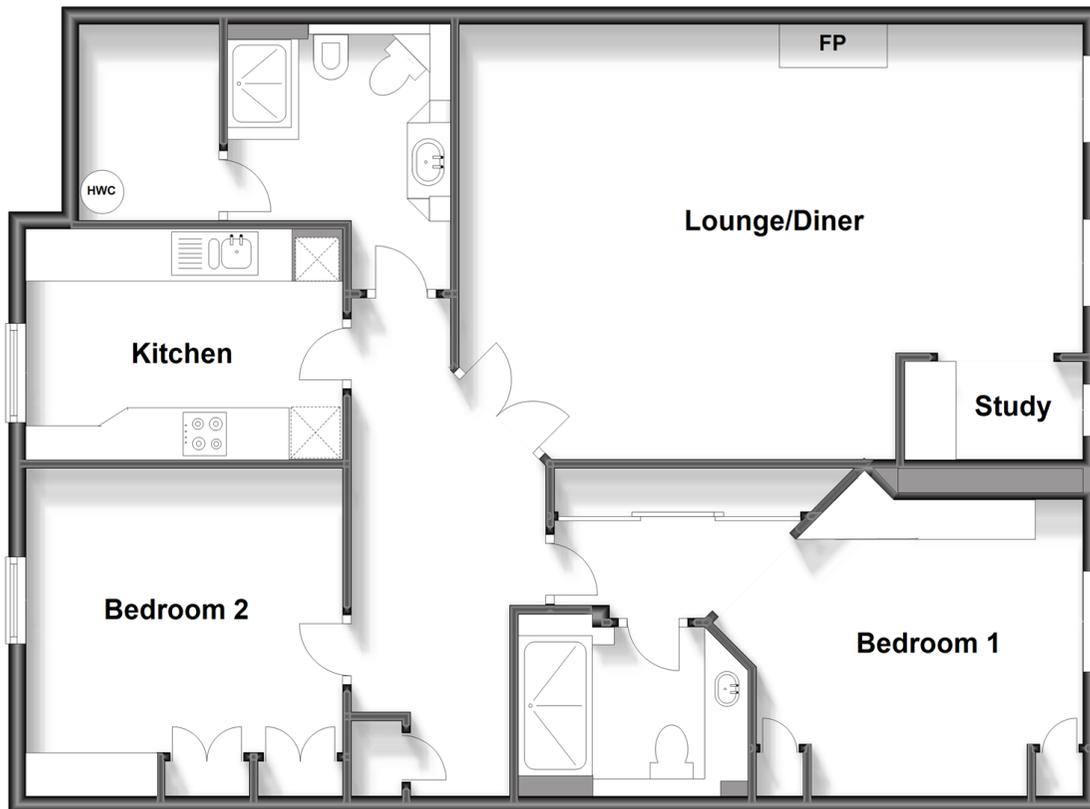
OVER 60?

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

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First Floor

Approx. 106.6 sq. metres (1147.3 sq. feet)



Accommodation

FIRST FLOOR

Entrance Hall: 16'7 x 7'0 (5.06m x 2.14m)

Lounge/Diner: 24'0 x 15'9 (7.32m x 4.80m)

Kitchen: 12'0 x 8'8 (3.66m x 2.64m)

Bedroom 1: 13'4 x 11'2 (4.07m x 3.41m)

Dressing Area: 9'0 x 4'0 (2.75m x 1.22m)

En-suite Shower Room: 8'8 x 6'4 (2.64m x 1.93m)

Bedroom 2: 12'1 x 11'6 (3.69m x 3.51m)

Shower Room: 10'0 x 8'8 (3.05m x 2.64m)

Study: 6'7 x 4'3 (2.01m x 1.30m)

BASEMENT

Communal Swimming Pool

Large Store Room

OUTSIDE

Garage Parking for 1 Car

Communal Gardens



Main features

- A very spacious apartment in a sought after gated development
- Indoor heated swimming pool
- Garage parking, visitor parking, established communal gardens
- Equidistant to Reigate & Redhill town centres & train stations
- Ideal for a down-sizer or professional couple. **NO 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, The Warwick School 1.3 miles, Reigate Grammar School 1.4

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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- 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.

EPC RATING	CURRENT:	POTENTIAL:

21613193/20240410/JB1/JB1