



**Guide Price**  
**£750,000**

**Share of  
Freehold**

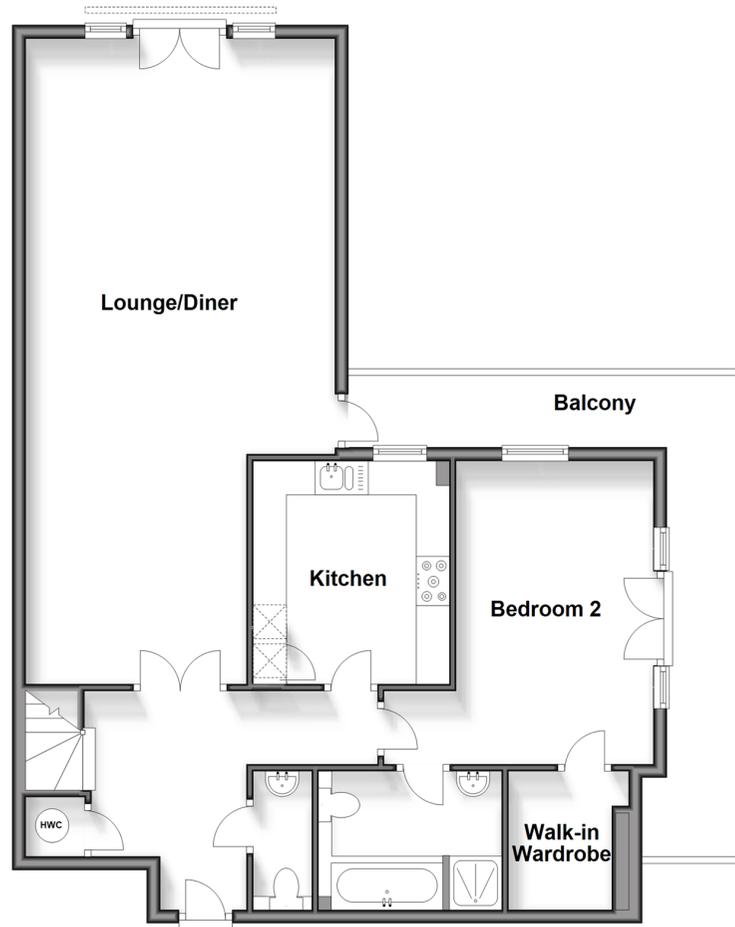
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**Valley Court, Wray  
Common Road, Reigate,  
Surrey, RH2**

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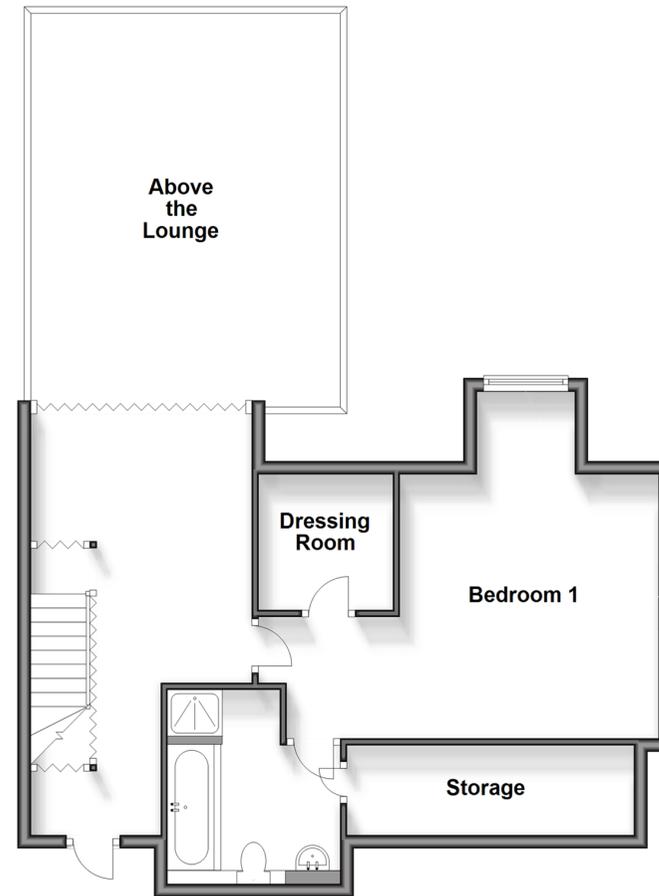
### Fifth Floor

Approx. 89.6 sq. metres (964.6 sq. feet)



### Sixth Floor & Mezzanine

Approx. 57.5 sq. metres (618.8 sq. feet)



## Accommodation

### FIFTH FLOOR

Entrance Hall: 10'8 x 7'8 (3.25m x 2.34m)

Lounge/Diner: 33'0 x 15'0 (10.07m x 4.58m)

Balcony: (L-shaped) 18'0 x 4'0 (5.49m x 1.22m) plus 10'0 x 4'0 (3.05m x 1.22m)

Kitchen: 10'8 x 9'8 (3.25m x 2.95m)

Bedroom 2: 17'10 x 17'1 (5.44m x 5.21m)

En-suite Bathroom: 9'0 x 6'5 (2.75m x 1.96m)

Walk-in Wardrobe: 6'8 x 6'0 (2.03m x 1.83m)

Cloakroom

### SIXTH FLOOR & MEZZANINE

Galleried Landing: 20'6 x 10'8 (6.25m x 3.25m)

Bedroom 1: 14'5 x 9'9 (4.40m x 2.97m)

En-suite Bathroom: 9'0 x 9'0 (2.75m x 2.75m)

Dressing Room: 6'7 x 6'7 (2.01m x 2.01m)

Storage: 14'0 x 4'0 (4.27m x 1.22m)

### OUTSIDE

Communal Grounds

Allocated Garage Parking

Visitor Parking



## Main features

- Superb, duplex penthouse apartment, 1500 square feet, with lift access
- High quality fittings throughout, both bedrooms with walk-in wardrobes & en-suite bathrooms
- Excellent, very spacious lounge/diner with access onto balcony, large galleried landing
- Fantastic elevated views, gated development, landscaped communal grounds
- Allocated garage parking & visitor parking

## Nearest Schools

Primary Schools: St Joseph's Catholic Primary, Redhill 0.7 miles, Wray Common Primary 0.8 miles, St Matthew's CofE Primary 0.8 miles  
Secondary Schools: Reigate Grammar School 0.7 miles, Dunottar School 1.1 miles, St Bede's School 1.1 miles

## Transport Information

Train Stations: Reigate 1.0 miles, Earlswood 1.4 miles, Redhill 1.5 miles

## Address

Valley Court, Wray Common Road, Reigate, Surrey, RH2

## Directions

For directions to this property please contact us.



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



21613259/20240103/NF1/JB1