



All enquiries Ref: Callum Glenn

- Leasehold top floor self-contained flat
- Full vacant possession
- Requiring refurbishment

Location:

The property is situated on Reigate Road between its junctions with Deerings Road and Eversfield Road. Public transport links are well provided with Reigate Railway Station together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally with an extensive range of shops, bars and restaurants located in Reigate Town Centre. Local recreational pursuits include the open spaces of Priory Park.

Accommodation:

Entrance hall, reception room with bedroom area, kitchen, bathroom/WC, eaves storage.

Note:

The property may have potential to reconfigure from a studio flat to a one bed flat. Purchasers are deemed to rely upon their own enquiries and whilst the lease provides that freeholders consent is required for such alterations, the seller is also the freeholder and has confirmed that such consent will not be unreasonably held but be subject to building regulations and any other permissions that may be required being obtained by the leaseholder.

EPC Rating: D – 36sqm (387sqft)

Council Tax Band: C

Lease:

The property will be sold with the benefit of a new 125 year lease from the date of completion.

To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

