

Roebuck Close, Reigate

Offers in Excess of £350,000









A beautifully presented, first floor, one bedroom apartment with separate study in central Reigate, just a short stroll from the High Street with secure, undercroft parking







Built by boutique developer Life Less Ordinary, this first floor apartment forms part of a contemporary development tucked away within a quiet cul de sac in the heart of Reigate. With the town centre and its excellent amenities just moments away, it offers superb convenience for shopping, dining, and walks through Priory Park.

This spacious and well-designed one bedroom apartment is one of the largest of its type within the building, spanning over 700 sq ft, enjoying a private position with attractive leafy views.

Offered to the market with no onward chain, the property has been enhanced by the current owner to create a more sociable and versatile living space, including a stylish kitchen island with seating, ideal for entertaining or casual dining.

The generous bedroom features a triple fitted wardrobe while still allowing space for additional furniture such as a dressing table and chest of drawers. A separate study provides flexibility and could serve as a home office or occasional guest room with a sofa bed.

The development is design led, with high quality finishes throughout including a German Hacker kitchen with integrated Bosch appliances, and a bathroom fitted with terrazzo porcelain tiling and a Crosswater thermostatic shower.

Communal areas are finished to a high standard with a sleek, contemporary feel, reminiscent of a boutique hotel lobby. Further benefits include lift access to all floors and secure undercroft parking.



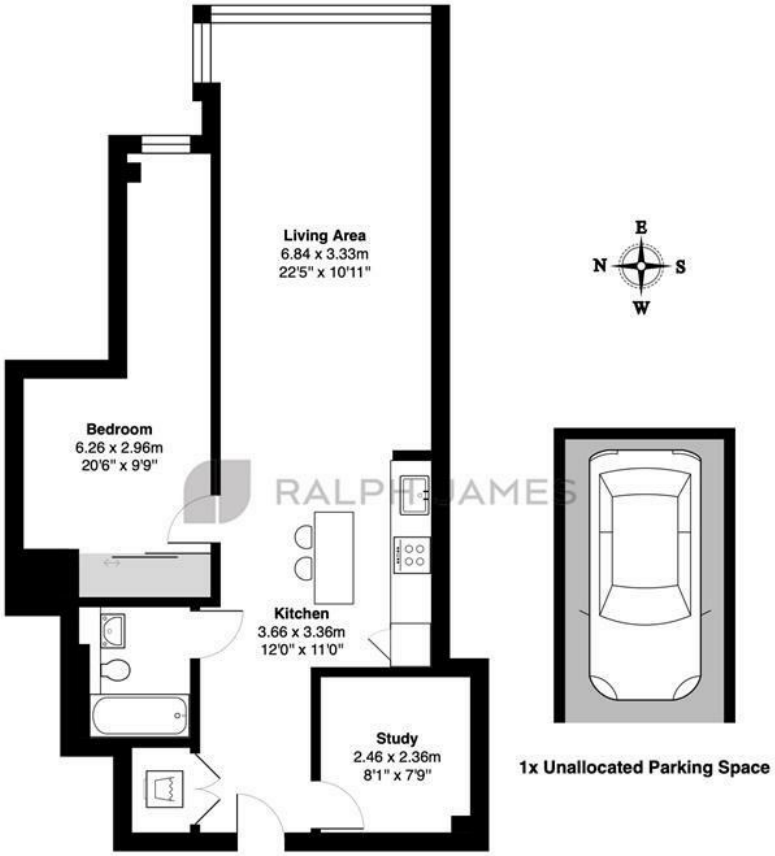
Need to know

- One bedroom, first floor apartment, with stylish, contemporary finishes throughout
- Quiet cul de sac location in the centre of town
- Built in Bosch appliances and separate utility cupboard for washer/drier
- Fitted German Hacker kitchen with matte teal doors and grained oak wall units
- Amtico oak flooring and soft grey carpets in the bedroom
- Good size double bedroom with built in wardrobes
- Additional study room that can serve as a home office, or occasional guest room with a sofa bed
- Secure undercroft parking included and lift access to all floors
- Leasehold 247 years. £0 Ground Rent
- Seven year warranty remaining. No onward chain.

Interested?

reigate@ralphjames.co.uk
01737 333677

ralphjames.co.uk



First Floor

The Vale, Roebuck Close, Reigate
Total Area: 67.5 m² ... 727 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

Â© Still Moving London LTD (www.stillmoving.london)

RALPH JAMES