



**11 Merrywood Park,**  
Reigate

In Excess of **£375,000**



## 11 Merrywood Park

Set within three acres of communal gardens and located in a highly desirable North Reigate location, this well presented 2-bedroom ground floor maisonette is less than a five-minute walk of both Reigate train station and within ten minutes walk of the town centre.

Internally the property boasts two double bedrooms, a family bathroom, a well-equipped kitchen with integrated appliances, ample worktop and storage space and a living room with doors leading to a Easterly facing private patio which enjoys unobstructive views and direct access to the extensive mature grounds of flower beds, lawn and trees. The purpose built property provides well laid out accommodation and having been recently fully renovated by the current owners the property is in immaculate condition throughout.

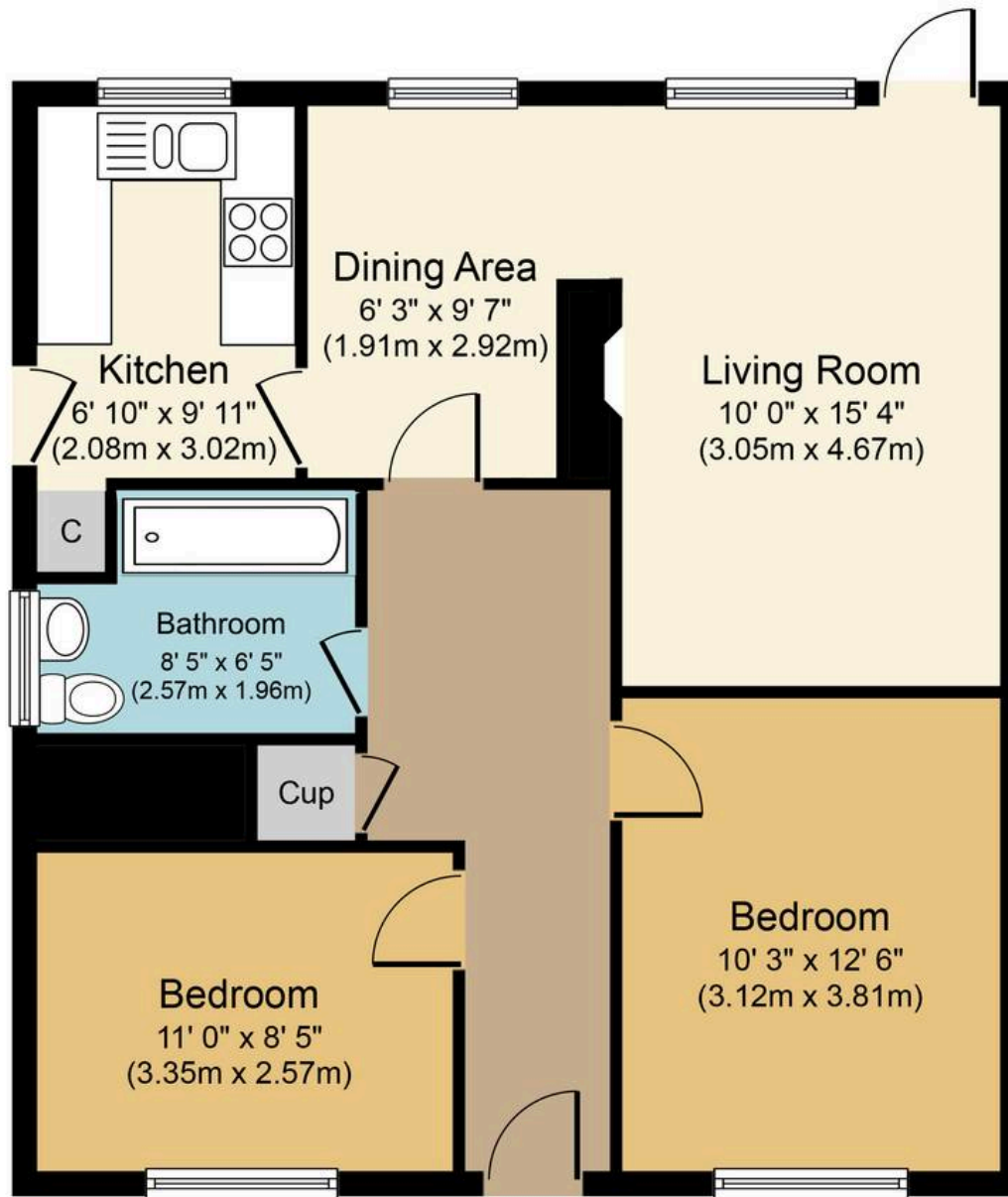
Additionally, residents enjoy the benefit of off road parking, a separate private brick-built storage shed and a 900+ year lease, peppercorn ground rent and affordable service charge with the estate being managed by The Merrywood Park Residents Association. An exceptional example of a unique flat in the heart of Reigate. A must see for first time buyers, downsizers and investors.

Council Tax band: C

Tenure: Leasehold







**Merrywood Park, RH2**

**Approx. Gross Internal Floor Area 742 sq. ft. / 69.0 sq.m.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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