



9A Bell Street, Reigate, Surrey, RH2 7BH

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JAMESDEAN  
ESTATE AGENTS

JamesDean are pleased to bring to the market this spacious two double bedroom apartment located on Bell Street, Reigate.

The property comprises in brief, an entrance hall, living room, a recently fitted kitchen with white goods, modern fitted bathroom, and two bedrooms. The property is located in central Reigate and benefits from having the shops and restaurants on its door step. Parking is available at a separate cost in the local car parks.

EPC: D / Council Tax: C

JamesDean are pleased to bring to the market this luxurious two-bedroom first floor apartment. Just



across the road from Reigate Priory Park and only a short walk from both the Town Centre and Railway Station, this property would suit a commuter and small family alike.

In brief, the property comprises; an entrance hall with entryphone system, open plan living room with contemporary quality kitchen and granite work surfaces, master bedroom with door to patio and en-suite shower room, second double bedroom and modern bathroom suite. The property is heated via gas central heating and benefits from an allocated parking space.

Reigate town centre provides a comprehensive range of local shops and boutiques including Sollo London and M&S Simply Food. There are also a good number of restaurants, cafes, and coffee shops. Local restaurants include Pizza Express, Island House & EightyEight. Reigate also boasts a number of good schools, state and independent, for all ages. These include Dunottar, Reigate Grammar, Micklefield, Holmesdale, Reigate Priory and Reigate Secondary. Commuting to London from Reigate or Redhill station takes under 40 minutes into Victoria and London Bridge.

Please call JamesDean on 01737 242 331 for further information and to register your interest.

**£1,195**





# Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

TENURE:  
Council Tax Band:

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.