



Front elevation

3 bedroom end of terrace house in popular location within walking distance of Reigate town centre and Priory Park.



13 Cranston Close, Reigate, Surrey, RH2 7HR



Sitting room

- 3 bedroom end of terrace house
- Quiet location
- East facing garden with patio area
- Open plan sitting / dining room
- On street parking
- Walking distance to Reigate town centre and Priory Park
- Unfurnished
- Available early May 2021



Dining room

£1,325 per calendar month

One Bancroft Road, Reigate, Surrey, RH2 7RP
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**LEWIS
WHITE**

Accommodation:

Entrance Hall:

Spacious entrance hall with useful storage cupboard.

Sitting /dining room

Lovely bright room with the front elevation having a large glazed area overlooking the front garden, open plan to dining area with ample space to dine and entertain, dining table and bookcase, patio doors to rear garden.

Kitchen: Range of base and wall units with contrasting worktops and part tiled walls. Gas oven with gas hob, stainless steel sink unit, washing machine, fridge/freezer, storage area, rear aspect window.

Bedroom 1:

Bright double room with windows to front, 2 built in cupboards.

Bedroom 2: Another double room with built in cupboard and rear aspect over garden.

Bedroom 3: Large single bedroom with front aspect.

Bathroom: White suite comprising bath with tiled surround with shower, washbasin and WC.

Outside:

The rear garden has a patio area, level lawn area and gate providing side access.

The small front garden is laid to lawn.

Unrestricted on road parking nearby.

Rent: £1,325 PCM

Available: early May 2021

Holding deposit: £305.76

The sum of £305.76 is required to secure the property whilst reference/credit checks are being undertaken. This amount is deducted from the first month's rent.

Deposit: £1,528.85

Equivalent to 5 weeks rent and returnable at the end of the tenancy providing there are no dilapidations or damages. This will be lodged with the government backed Deposit Protection Scheme.

Terms of payment:

Cleared funds must be received by Lewis White TWO working days prior to the first day of the tenancy. We accept payment by Electronic Transfer, Bankers Draft or personal cheque allowing FIVE working days to clear. No cash or debit/ credit cards taken.

ADDITIONAL COSTS:

Water rates, payable monthly in advance by Bank Standing Order. Council Tax and all other utility services will be the tenant(s) responsibility.

Council tax band: D

EPC Rating: Current 56 Potential 82

VIEWINGS:

Strictly by appointment through Lewis White lettings



Bedroom 1



Kitchen



Bathroom



Garden

