



# Bell Street, Reigate

£1,450 Per Month







“ Directly opposite Priory Park and tucked beside its name’s sake Chalk Hills Bakery, this exceptional location offers the very best this historic market town has to offer.



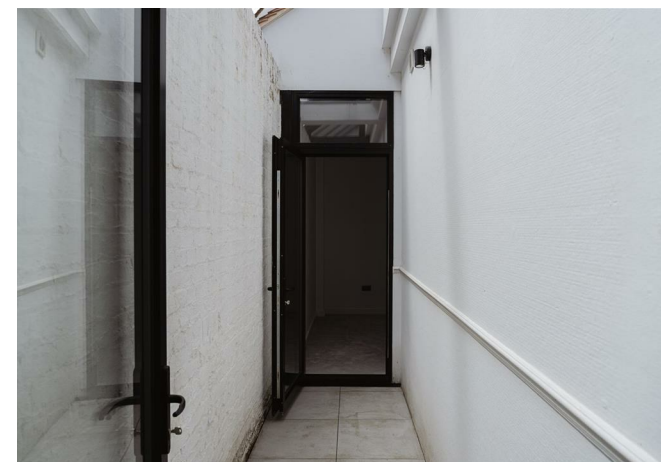


\*PHOTOS ARE OF THE SHOW HOME AND ARE ILLUSTRATIVE ONLY. STYLE AND FINISH ARE IDENTICAL HOWEVER\*

Ralph James are pleased to present to the Reigate lettings market this perfectly sized one-bed flat situated in Chalk Hills House. A locally listed building benefitting from a sympathetic conversion, retaining lots of its original character.

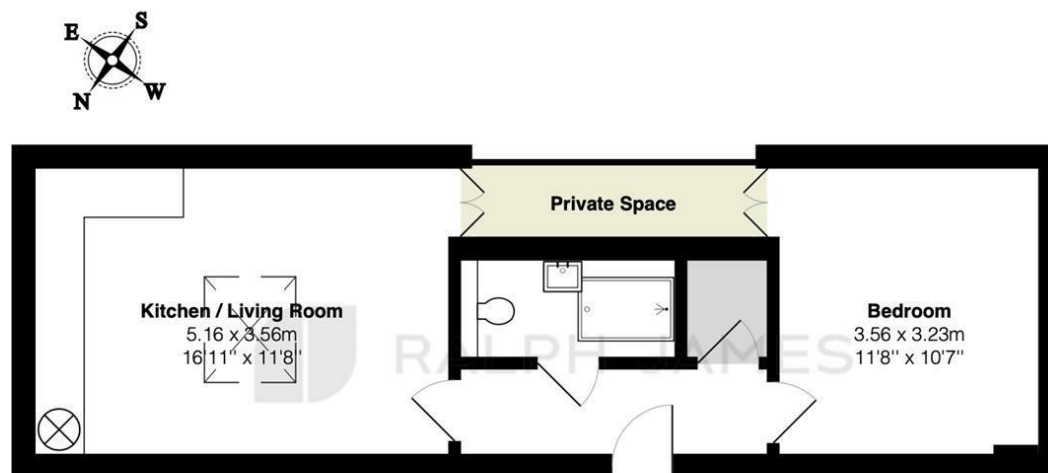
Located on the ground floor, the expense has not been spared in this flat's finish. The ultra-modern internal design includes open-plan kitchen/living areas and neutral décor throughout. The bespoke kitchen features super-matte Graphite slab doors with contrasting pale wood-effect wall-mounted units, combined with a Raven Quartz worktop in matte Caesarstone resulting in a premium finish. The room is flooded with natural light from the large Skylight and glazed door which leads to the outside space.

The bedroom is a great size with wall space for your furniture. Between the bedroom and the kitchen, you will find the uniquely secluded courtyard, walled to encapsulate the sunlight and privacy throughout the day.



## Need to know

- Cracking location
- Incredibly modern finish
- Light herringbone flooring to hallway and living spaces, with luxury carpet to all bedrooms.
- Electric iron-cast radiators with wifi-control.
- 11 minute walk to Reigate train station and only 45 minutes to London Victoria by train.
- Parking available upon request
- Private courtyard outside space
- Unfurnished
- Council Tax Band: B
- EPC: C



### Ground Floor

Chalk Hills House, 75 Bell Street, Reigate

Total Area: 40.6 m<sup>2</sup> ... 438 ft<sup>2</sup>

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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.

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## Interested?

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1

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