



**1 Dorchester Court Wray Common Road.**  
Reigate

Guide Price **£325,000**





Occupying a tranquil ground floor position within a sought-after purpose-built block, this meticulously maintained apartment offers a delightful haven in the heart of Reigate. Boasting a charming 1970s construction, the property exudes the spaciousness and generous proportions emblematic of its era, complemented by original features such as wood parquet flooring.

The apartment comprises two generously proportioned double bedrooms, a well-appointed bathroom with the added convenience of a separate WC, and a large living room that provides direct access to the stunning communal gardens, creating a seamless indoor-outdoor living experience.

The seller has replaced the central heating system in 2024, ensuring optimal comfort and efficiency for the new residents. A notable feature of this property is the share of freehold with an impressive 990+ years remaining on the lease, offering peace of mind and long-term security.

Conveniently located in a quiet development, the apartment is within easy reach of essential amenities and transport links.

Reigate Station is a mere 0.7 miles away, providing excellent connectivity for commuters, while Gatwick Airport is conveniently situated just 6.6 miles from the property.

With Reigate town centre a mere mile away, residents can enjoy a plethora of dining, shopping, and entertainment options at their doorstep. Furthermore, the property is offered with no onward chain, streamlining the moving process for prospective buyers.

#### SELLER COMMENTS

There is a lovely private lane to the side of the building to the garden which provides alternative access to the garden and flat. There is also private parking there for 4 or 5 cars on the lane. We virtually always use this access. There is also a lockable area under the road arch where we keep our bikes and golf clubs. The patio gets the sun in the afternoon and evening. We don't strictly own the patio but of course nobody would use it, nobody uses the garden at all in fact!

Council Tax band: C. Tenure: Share of Freehold

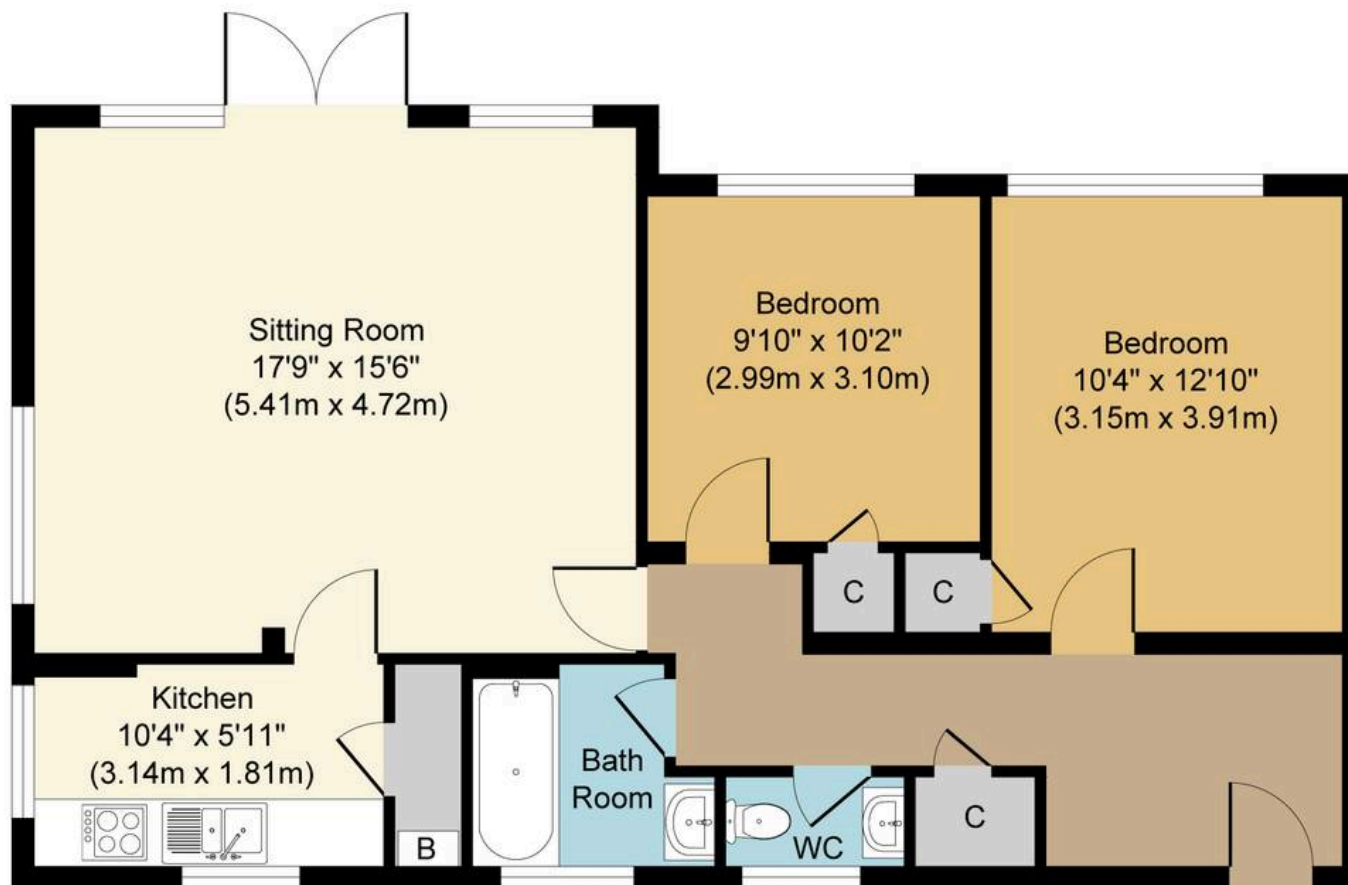
#### • Two Double Bedrooms











### Approximate Floor Area

820 sq. ft  
(76.2 sq. m)

Wray Common Road, RH2

**Approx. Gross Internal Floor Area 820 sq. ft. (76.2 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.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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