



**SOUGHT AFTER 3 BEDROOM  
2ND FLOOR APARTMENT  
CENTRAL REIGATE. £450,000  
9 Bancroft Court, Reigate, Surrey, RH2 7RW**

Desirable second-floor 3 bedroom apartment in central Reigate offers stunning views of the North Downs and mature grounds. The spacious hallway with ample storage leads to a bright sitting/dining room featuring large windows and patio doors opening to a generous south-facing balcony. Bedrooms 1 and 2 are large double rooms, while bedroom 3 is also spacious and boasts its own balcony overlooking the gardens. The modern shower room and separate cloakroom with WC add convenience, whilst the open plan fitted kitchen complements the living space. The central heating is communal and included within the service charge. This apartment also comes with 1 under-block gated parking space and extensive visitor parking. A separate outdoor storeroom provides additional storage. Beautifully maintained mature grounds with lawns, shrubs and specimen trees. Located in a quiet private road in the heart of Reigate.

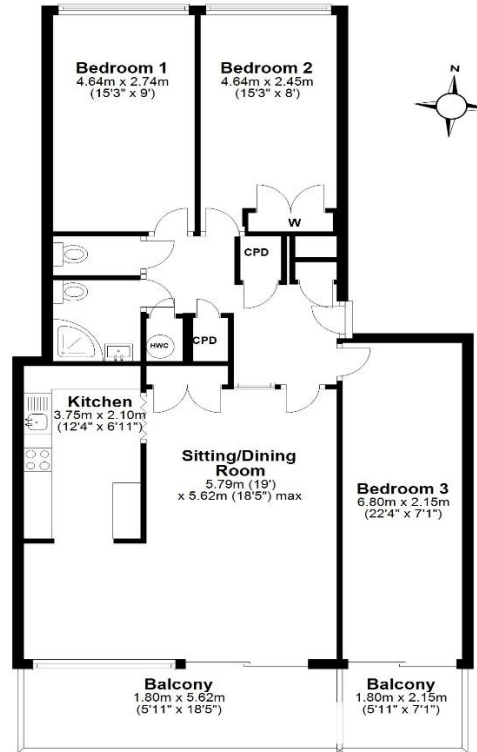


**lewis  
white**



Council tax band: D. EPC: C. Lease 956 years. Share of freehold. Service charge £5,300 including heating and hot water.

Second Floor



Total area: approx. 87.7 sq. metres (943.5 sq. feet)

Produced by Lewis White, not to scale and indicative only  
 Plan produced using PlanUp.