



5 HIGH QUALITY, 3 & 2-BED HOMES
IN SOUTH PARK REIGATE

ALLINGHAM RD REIGATE

Within a short distance of Reigate town centre & regular train
services to central London (via Redhill)

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Due for completion late 2013, a development of 5 high quality energy efficient homes, all of which will benefit from ensuite shower rooms to master bedrooms, fully fitted kitchens & a comprehensive specification.

The development is located in the South Park area of Reigate, close to local facilities.

The attractive and wide range of shops of Reigate's High Street are nearby including a Morrisons supermarket and a variety of cafes, restaurants and bars.





The high quality homes offer accommodation comprising cloakroom, kitchen/breakfast (*not plot 5*), spacious living room with separate dining area, 2 double bedrooms with fitted wardrobes (*master with ensuite shower room and a third large attic bedroom (not plot 5)*). Plot 1 includes another ensuite shower room adjacent to bed 3. Finished to a high and comprehensive specification, each home will have landscaped gardens including a patio area and off-road parking. All properties are to be sold freehold.



Plot 1

Specification

- Joinery comprises of moulded skirting & architrave finished in gloss white with a contemporary oak-effect door and chrome ironmongery.
- Low energy lighting throughout with a comprehensive power layout combined with TV/ FM/SkyPlus (or cable) and telephone points as standard distributing to all the bedrooms (subject to installation of the necessary routers & switches).
- Cove to ceiling and neutral colour scheme throughout.
- Ceramic tiling to all ground floors (except lounge) with stone-look flooring to all bathrooms.
- **NHBC warranty.**
- Access from lounge through large doors to patio and garden laid to lawn.

Environmental

- High efficiency gas boilers interconnected with solar thermal panels for hot water and heating through underfloor coils at ground combined with radiators at intermediate floors. All heating is controlled by individual thermostats linked to central programmers. (Plot 5 radiators only)
- Thermally-efficient and draught-proof double glazed PVCU windows with composite entrance door give low maintenance and maximise natural light.
- Low energy lighting is provided by the use of light fittings incorporating LED and compact fluorescent lamps in the fittings installed as part of the specification.

Room sizes

Living Room

12'11 (3.95) × 17'8 (5.40)*

Kitchen / Diner

12'11 (3.95) × 10'11 (3.35)*

Bedroom 1

12'11 (3.95) × 3'35 (3.35)*

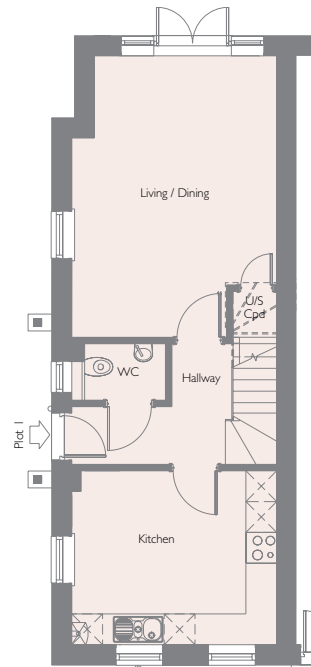
Bedroom 2

12'11 (3.95) × 8'10 (2.70)*

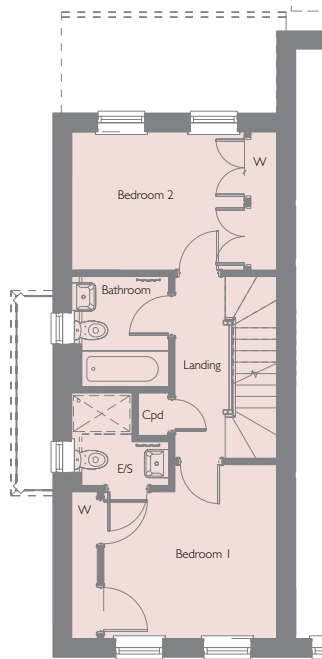
Bedroom 3 with built in wardrobe

12'11 (3.95) × 13'1 (4.00)*

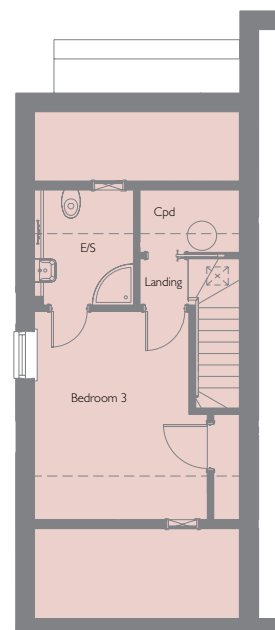
* All dimensions are approximate, taken at their maximum point and subject to change without prior notice.



27A - Plot 1
Ground Floor Plan



27A - Plot 1
First Floor Plan

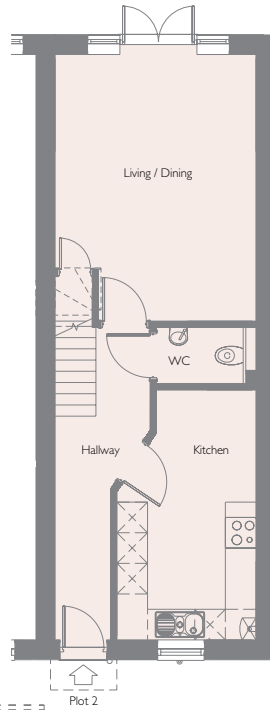


27A - Plot 1
Second Floor Plan

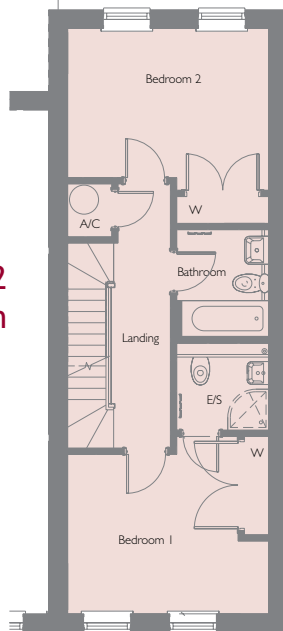
Plot 2-4*

* Plots 2-4 are identical, except plot 3 is the opposite hand.

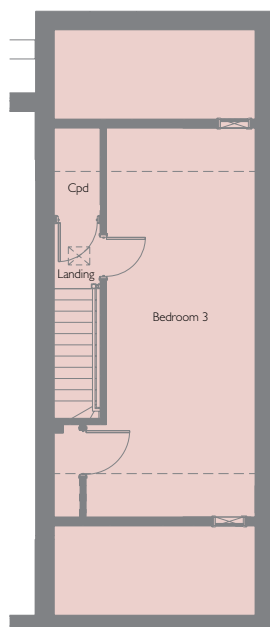
27B - Plot 2
Ground Floor Plan



27B - Plot 2
First Floor Plan



27B - Plot 2
Second Floor Plan



Kitchens

- A fully fitted kitchen featuring soft close fully opening drawers and doors finished with matching work tops and upstands.
- Fully integrated A rated appliances including built-in oven, gas hob, extract canopy and splash back, microwave, fridge/freezer, dishwasher and washer/dryer.
- Low energy task lighting by ceiling downlighters and under cabinet lighting.

Heating & bathrooms

- An energy efficient system featuring individual room controls combining underfloor heating and flat faced efficient radiators. (Plot 5 radiators only)
- Heated rowel rails provided in bathrooms linked to programmer for all-year use.
- All homes have a ground floor cloakroom, family bathroom and an ensuite (two ensembles in plot 1).
- Carefully chosen white Roca sanitaryware including matching wall hung vanity units with Vado Chrome taps and thermostatic mixers to baths and showers are used in each of the bathrooms.
- Bathrooms are finished with a selection of contemporary neutral ceramic tiles to walls with a contemporary stone effect floor finish.
- The specification for the bathrooms is comprehensive including mirrors and lights (or energy efficient illuminated mirror cabinets), towel rings (except where rails are provided) and toilet roll holders.

Room sizes

Living Room

12'11 (3.95) × 17'2 (5.25)*

Kitchen / Diner

8'10 (2.70) × 15'10 (4.85)*

Bedroom 1

12'11 (3.95) × 11'3 (3.85)*

Bedroom 2

12'11 (3.95) × 12'7 (3.85)

Bedroom 3 with built in wardrobe

12'11 (3.95) × 24'11 (7.60)*

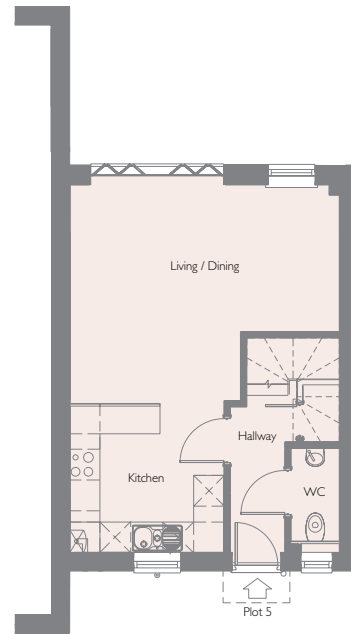
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Plot 5

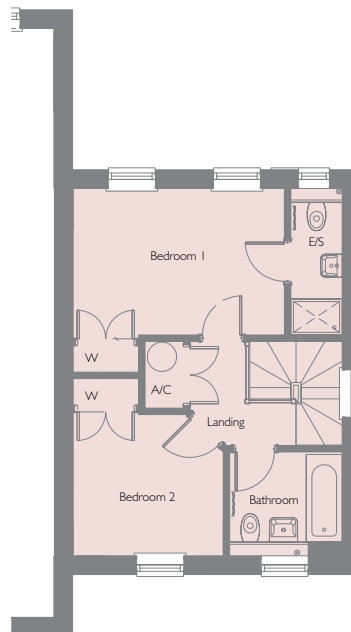
Overview

- Allingham Road is located in the South Park area of Reigate, an historic Surrey market town positioned close to Junction 8 of the M25. Trains to central London, Gatwick & Brighton are accessible via Redhill.
- There is a Co-op store nearby, together with a Morrisons and M&S Food Store conveniently placed within the bounds of Reigate's town centre. Reigate also offers a wide choice of pubs, bars, restaurants and cafes for a variety of tastes.
- An even wider choice of facilities can be found in the town centres of Redhill, Horsham, Crawley and for that touch of seaside air, Brighton.
- Reigate station offers a typical off-peak service of two trains per hour to Redhill with regular links thereafter to Gatwick & London Bridge. Alternatively travel west to Dorking or Guildford.
- For car users, junction 8 and of the M25 is within easy reach as are A-class roads to Redhill, Gatwick and beyond.
- Reigate is located at the foot of the North Downs, close to Redhill & Gatwick. The town is surrounded by Metropolitan Green Belt Land.
- On a local level of importance to young families are the number of nearby primary and secondary schools as well as excellent faith and independent schools.

Please call our agents for more details.



**27E - Plot 5
Ground Floor Plan**



**27E - Plot 5
First Floor Plan**

Room sizes

Living Room

13'11 (4.25) × 17'2 (5.25)*

Kitchen / Diner

9'10 (3.00) × 9'6 (2.90)*

Bedroom 1

13'5 (4.10) × 11'7 (3.55)*

Bedroom 2

9'6 (2.90) × 11'1 (3.40)*

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SUITE I, STABILITY HOUSE, 77 LONDON ROAD,
EWELL, SURREY KT17 2BL

T. 020 8786 7706

F. 020 8786 7746

E.PROPERTY@STABILITYHOMES.CO.UK

