

Four-bedroom penthouse

15 Cumbria Court, Windermere Way, Reigate, Surrey, RH2 0LF // Share of Freehold
Female 67

£480,000	Independent RICS valuation
100%	Percentage offered
£480,000	Value of percentage offered
£219,660	Investment price
£260,340	Discount

Investment offered at 54% below RICS vacant possession value



Property images



Property images



Location Overview

Reigate is a large town just outside of the Greater London area. This makes it a favourite with commuters with travel to Central London via train taking under 45 minutes.

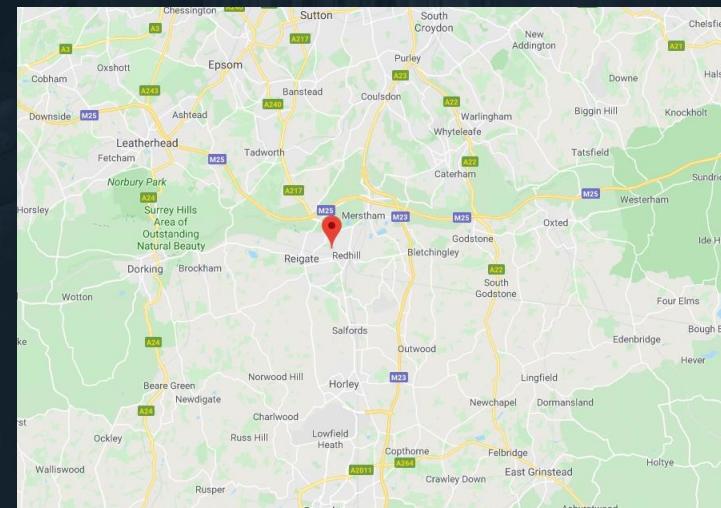
Locally, Redhill Marketfield Way project is set to get underway in January 2020. The £40m scheme will feature residential apartments within blocks of five, six, ten and thirteen storey builds, as well as the new multi-screen cinema and leisure facilities.

This means more property to supply the ever growing demand in the area. More and more people are moving out of London with values pricing buyers out.

For any investor, this is a rare opportunity to own a superb investment.

12%*	12-month growth from Oct 18 to Oct 19
196%*	20-year growth from Oct 98 to Oct 18
£219,660	Investment price
£480,000	Investment value
£583,993	5-year value (4% HPI)
£710,517	10-year value (4% HPI)
£1,051,739	20-year value (4% HPI)

*Figures from [home.co.uk](#)



Property Overview

Key Features

- Stunning secluded gated development
- Bright & spacious accommodation over two floors
- Master with en suite
- Modern kitchen and bathroom
- Garage & allocated parking
- Share of Freehold

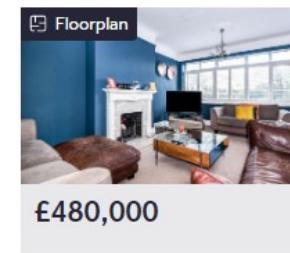
Measurements

Entrance Hall	6'4 x 6'4
Landing	11'2 x 8'6
Kitchen/Diner	14'2 x 7'9
Bedroom	14'8 x 10'5
En Suite	7'2 x 5'3
Bedroom	10'6 x 9'7
Landing	18' x 7'3
Bedroom	18'11 x 11'7
Bedroom	20' x 13'7
Shower room	7' x 5'
Garage	17' x 8'5

Floorplan



Comparables



£480,000

4 bedroom apartment for sale

Christchurch Mount, Epsom

NO LONGER ADVERTISED SOLD STC

Key features

Larger than Average Mansion Flat | First Floor | Four Good Sized Bedrooms | Garage and Communal Gardens | Close to the Town Centre ...

Marketed from 29 Jan 2018 to 7 Dec 2018 (311 days) by Barnard Marcus, Epsom