

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.

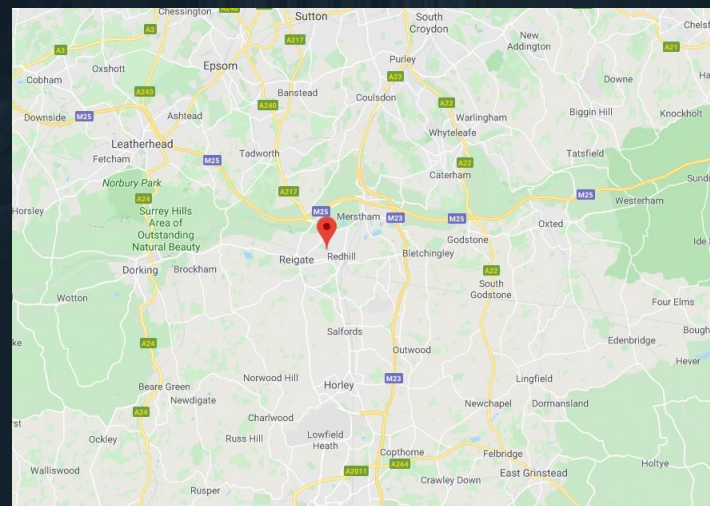
Locally, Redhill Marketfield Way project is set to get underway in January 2020. The £40m scheme will feature residential apartments within blocks of five, six, ten and thirteen storey builds, as well as the new multi-screen cinema and leisure facilities.

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

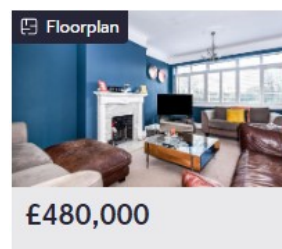
Measurements

| | |
|---------------|--------------|
| 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



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