



COLEBROOKE LODGE, REIGATE, SURREY RH2

H O U N D & P O R T E R

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## COLEBROOKE LODGE, PRICES LANE, REIGATE, SURREY RH2

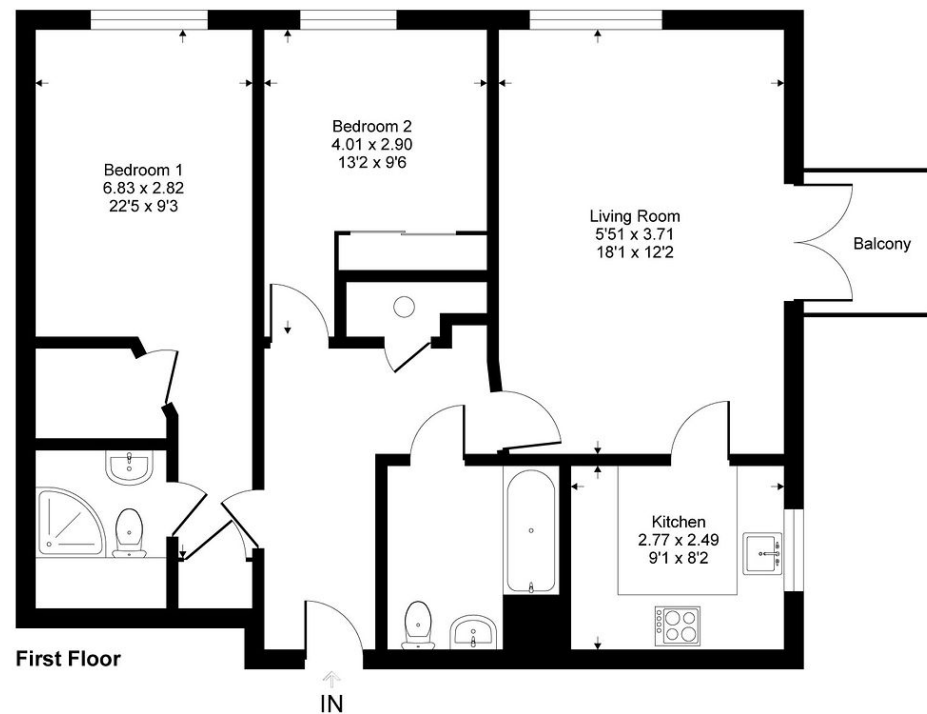


- Two great double bedrooms, master with ensuite
- Large lounge/diner with exceptional views
- Private balcony
- Communal gardens
- Further separate bathroom
- Offered with no forward chain

## COLEBROOK LODGE, REIGATE, SURREY RH2

### Colebrooke Lodge, RH2

Approximate Gross Internal Area = 76.7 sq m / 826 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Colebrooke Lodge, built by the award winning Churchill Living in 2021, offers unrivalled standards and quality finishes. This particular development is situated in a superbly convenient location, just south of Reigate Town Centre, within easy reach of an array of convenience shops and services.

When it comes to this particular apartment, it arguably offers the very best position within the development. with its dual aspect lounge/diner, with private balcony and uninterrupted views across allotments.

Both bedrooms are generous doubles. The master bedroom benefits from an ensuite shower room and walk in wardrobe. The second bedroom has fitted wardrobes. Both bedrooms allow you to enjoy the stunning views and offer much privacy.

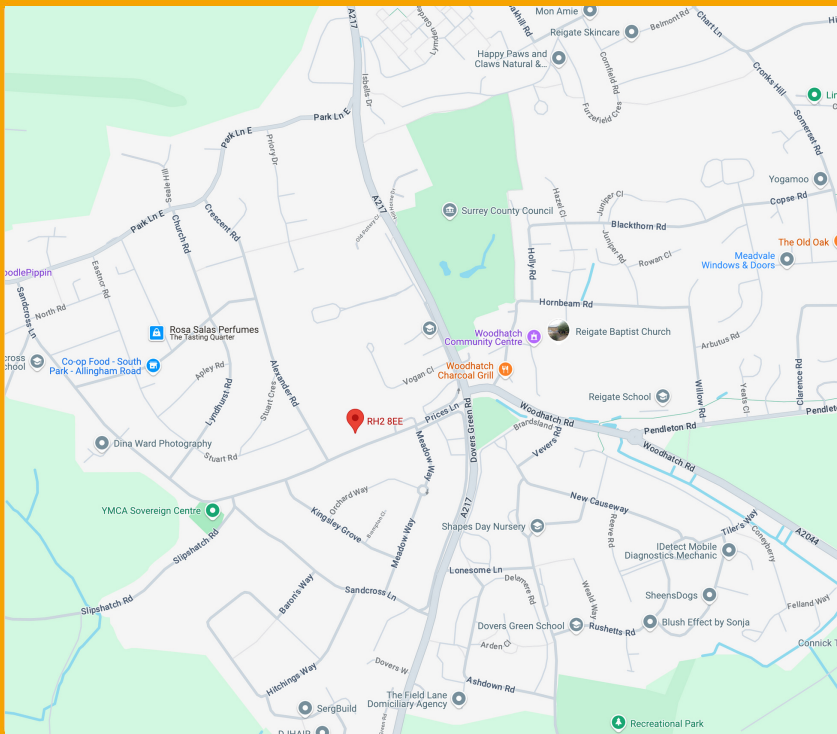
Colebrooke Lodge offers lots of wonderful communal spaces for all the residents to enjoy. The communal gardens are wonderful and impeccably maintained. There is a communal lounge, with bar, offering a wonderful space for gathering, entertaining and socialising.

There is a Lodge Manager, as well as a 24 hour emergency careline service, to give you all the comfort you may desire.

A lift serves all floors. There is even a fully furnished guest suite which provides accommodation to friends and family when they come to stay.

NB: Suitable for over 60's.

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### LOCATION

Colebrooke Lodge is situated just south of Reigate town centre. Just a short distance away, there is a superb parade of convenience shops to include a bakery, butchers, pharmacy, Post Office, a Co-Op mini mart, a couple of take-away options and Indian restaurant.

### TRANSPORT

Within easy reach of the A217, A25, M25 and Gatwick Airport, with a bus service providing access to Reigate, Redhill and Crawley.

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

1.9 miles to Reigate Station • 2.3 miles to Redhill Station

Reigate and Banstead Borough Council - Band E - £2,872 P/A  
Leasehold - 999 years from 1st December 2020  
Ground Rent - £625 P/A Service Charge - Speak with agent.



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
[hello@houndandporter.co.uk](mailto:hello@houndandporter.co.uk)