



Mitchell Court, 22 Massetts Road, Horley, RH6 7DF

Guide Price £100,000 - £125,000



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McTAGGART**  
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## Mitchell Court, Horley, RH6 7DF

A bright and spacious, one bedroom retirement flat that is conveniently located within a 2 minute walk of Horley town centre.

The property is entered via a well maintained communal entrance hall with phone entry system. Upon entering the property you are greeted with a spacious inner entrance hall with access to the living room, bedroom, shower room and a large, lit storage cupboard that houses the water boiler. The living room is a generous size with a decorative electric fire place and a door and Juliet balcony overlooking the communal gardens. The kitchen leads off the living room and is fitted with a range of wall and base units topped with roll top work surfaces. There is an integral waist height oven, microwave, electric hob with cookerhood over and space for an under counter fridge and freezer.

The bedroom is a generous size double with a window overlooking the rear gardens and a built in mirrored wardrobe. The shower room is fitted with a W.C, vanity unit with inset sink and a large shower cubical, finished with fully tiled walls and a heated towel rail.

Communal facilities and on-site services include: landscaped gardens, communal lounge with kitchen, a guest room and communal washing machines and tumble dryers. There is also a full time, on site manager available Monday to Friday's. Regular in house socials, i.e. coffee mornings, afternoon teas and live music evenings are arranged by a residents' committee and the manager organises others involving visits from retail suppliers for sale of goods in the lounge.





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### Lease Details -

Lease length - 110 years remaining

Ground rent - £395.00 per annum

Ground rent review - N/A

Service charge - £2956.56 per annum

Service charge review - January/annually

Lease details have been provided by the Vendor.

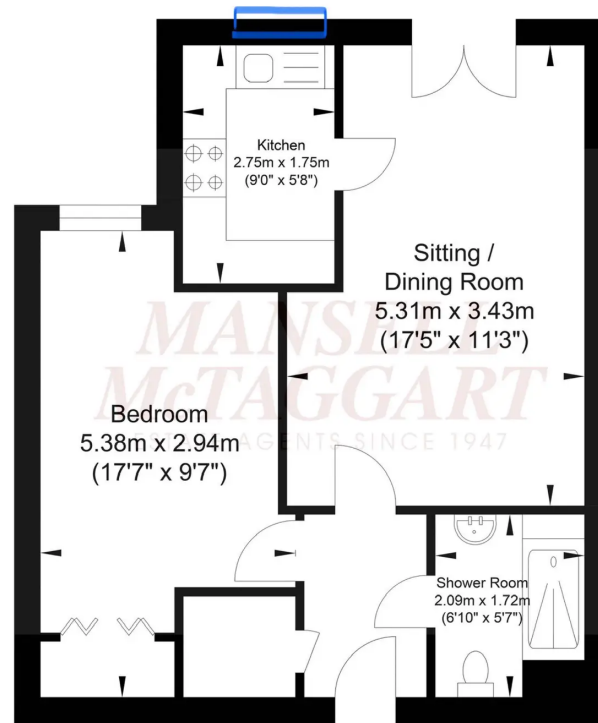
This information should be confirmed by your solicitor.

Council Tax band: C//Tenure: Leasehold

- A one bedroom retirement property
- Bright and spacious living room
- 2nd floor with Juliet balcony
- Double bedroom with fitted wardrobe
- Large communal lounge and kitchen
- Well kept communal gardens
- Guest suite
- Full time site manager on weekdays & 24 hour emergency call system
- Council tax band C



# Massetts Road



Approximate Floor Area  
469.73 sq ft  
(43.64 sq m)

Approximate Gross Internal Area = 43.64 sq m / 469.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)