



Mitchell Court, Massetts Road, RH6 7DF



**MANSELL
McTAGGART**
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A well presented, one bedroom ground floor retirement property which is conveniently located within a 2 minute walk of Horley town centre. 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.

The property is entered via a well-maintained communal entrance hall with phone entry system and automatic doors. Upon entering the property you are greeted with a spacious inner entrance hall with access to the living room, bedroom, bathroom and a large, lit storage cupboard that houses the water boiler. The living room is a generous size with a decorative fireplace and a door leading out to a patio area.

The kitchen leads off the living room and is fitted out with a range of wall and base units with roll top work surfaces. There is an integral waist height oven, electric hob and space for an under counter fridge.



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The bedroom is a generous size double with a built-in mirrored wardrobe. The bathroom is fitted with a W.C, vanity unit with inset sink and a bath with mixer taps and shower over finished with fully tiled walls.

To the front of the property is a communal car park with unallocated parking and a public pay and display car park is located adjacent to the property. NO ONWARD CHAIN.

Lease Details

Lease length – 110 years remaining

Ground rent – £395.00 per annum

Ground rent review – N/A

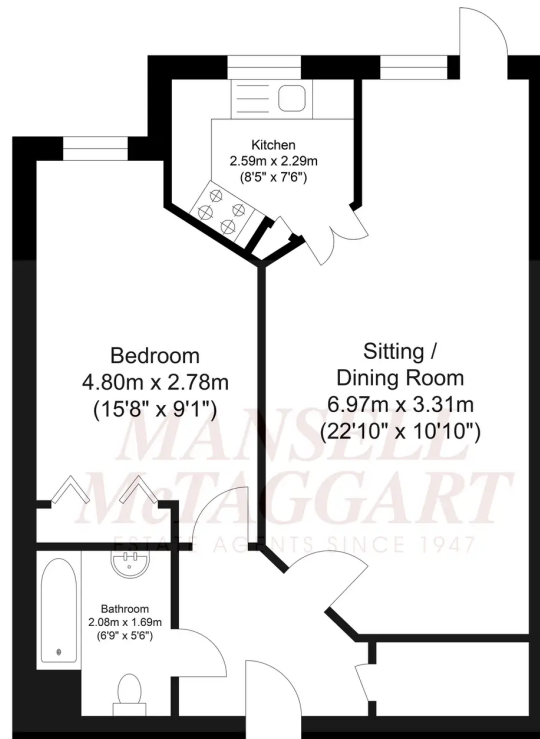
Service charges – £2857.46 per annum

Service charge review – January/annually

Lease details have been provided by the Vendor.
This information should be confirmed by your solicitor.



- Ground floor flat
- One bedroom retirement property
- Bright and spacious throughout
- Town centre location
- Communal lounge
- Guest suite & laundry room
- Well kept communal gardens
- EPC rating C
- Council tax band C
- NO ONWARD CHAIN



Approximate Floor Area
 514.40 sq ft
 (47.79 sq m)

Approximate Gross Internal Area = 47.79 sq m / 514.40 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.