



Mitchell Court, Massetts Road, RH6 7DF

Price £125,000 Leasehold



**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

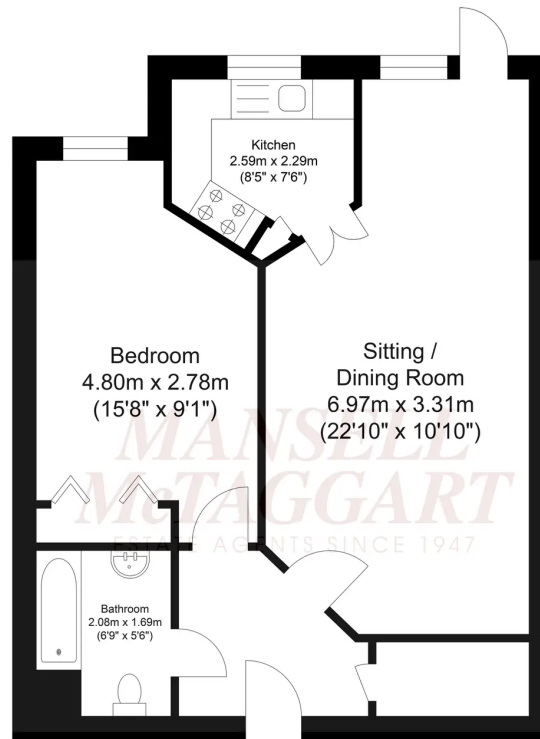
Service charges – £2857.46 per annum

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
- 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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