



## Wavertree Court, Massetts Road, Horley, RH6 7BP

£70,000 Leasehold



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





## Wavertree Court, Massetts Road, RH6 7BP

A well presented and spacious, one bedroom first floor retirement apartment located within a short walk of both Horley train station and town centre. Offered to the market with no onward chain, Wavertree Court offers numerous communal facilities and on-site services including: luxurious lounge and dining room; a restaurant with hot and cold meals available to purchase at a subsidised rate; housekeeping with 1 hour cleaning per week included within the service charge; a laundry room as well as the use of a guest suite.

A secure video entry phone system provides access into the building with a bright and spacious entrance hall. The managers office is located by the front door with an on-site manager and a team of assistant estate managers available 24 hours a day.

Arranged over three floors, Wavertree Court has two lifts servicing all floors, with this apartment situated on the first floor briefly comprising: entrance hall with storage cupboard; a well proportioned living/dining room with feature electric fireplace; fitted kitchen with a range of wall and base units, roll top worksurfaces, integrated appliances including undercounter fridge and freezer, eye-level electric oven and electric hob with extractor hood over. A spacious double bedroom with fitted wardrobes and a walk in wet room with walk in shower and separate bath completes the living accommodation.





## Wavertree Court, Massetts Road, Horley, RH6 7BP

Externally, the property has ample parking with spaces available on a first come first served basis for residents and visitors. The building is surrounded by well kept, landscaped communal gardens with pathways, benches and patio areas. NO ONWARD CHAIN.

### Lease Details

Lease length - 108 years remaining

Ground rent - £405 per annum

Service charge - £745.87 per month (£8950.42 per annum)

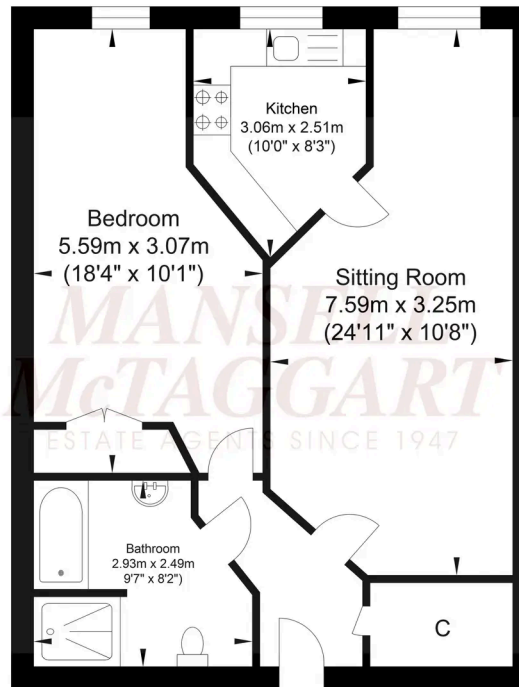
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Council Tax band: C/Tenure: Leasehold

- Spacious first floor retirement apartment
- Well proportioned double bedroom with fitted wardrobe
- Living/dining room with feature electric fireplace
- Fitted kitchen with integrated appliances
- Emergency pull cords in each room
- Residents parking available on a first come first served basis
- Residents lounge, function room & laundry room
- Restaurant and guest suite
- EPC rating C/Council tax band C
- NO ONWARD CHAIN



## Massetts Road



Approximate Floor Area  
590.50 sq ft  
(54.86 sq m)

Approximate Gross Internal Area = 54.86 sq m / 590.50 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)