



Wavertree Court, 59 Massetts Road, Horley

Offers in Region of **£40,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —



A well presented and spacious, one bedroom first floor retirement apartment with a lovely outlook, located within a short walk of both Horley train station and town centre. Offered to the market with NO 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 manager's 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 shower and separate bath.

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.



Lease Details

Length of Lease: 125 years from 1 September 2006

Annual Service Charge – £990

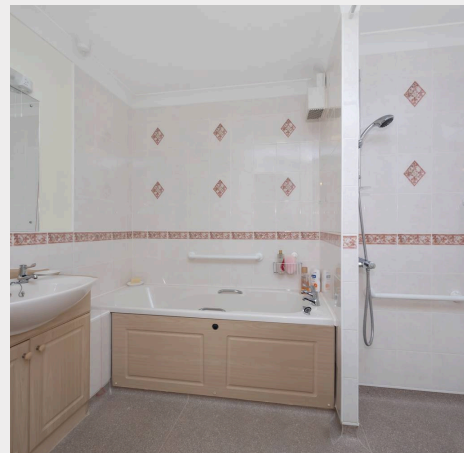
Service Charge Review Period – September

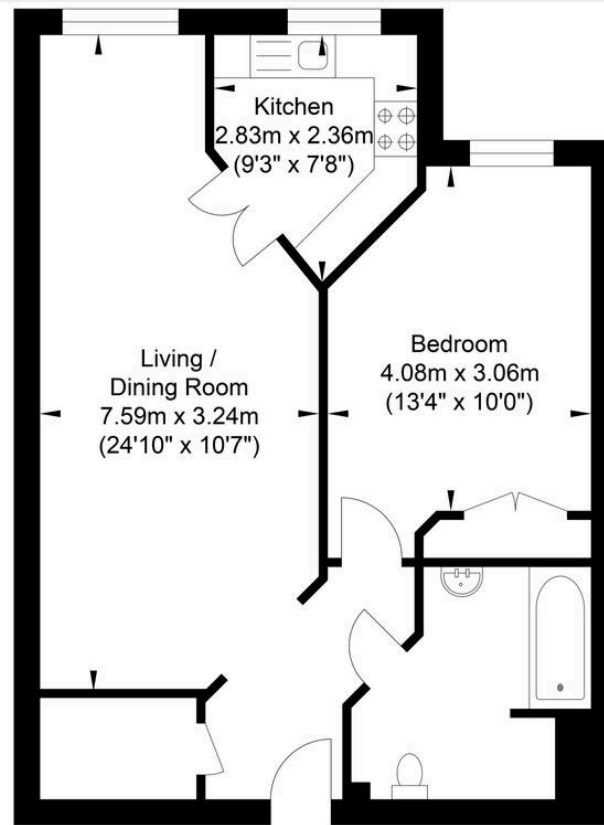
Annual Ground Rent – £220

Ground Rent Review Period – September

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

- One double bedroom retirement property
- Fitted wardrobes
- Wet room with additional bath
- Bright and airy living space
- Lovely outlook to the communal grounds
- 24/7 on site warden, wheelchair accessible (wide doors etc), residents parking, on site communal areas and restaurant
- Close to town centre, Horley station, shops and amenities
- Council Tax Band 'C' and EPC 'B'





First Floor
Approximate Floor Area
577.91 sq ft
(53.69 sq m)

Approximate Gross Internal Area = 53.69 sq m / 577.91 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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