



The Quadrangle, Lumley Road, Horley

Guide Price £250,000 – £260,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



A well presented two double bedroom flat, in a prestigious block, perfectly located within close proximity of Horley town centre, Horley train station, Gatwick Airport, shops and amenities.

Upon entering the block via a secure telecom system, a walkway leads to the beautiful communal gardens. Here there is tasteful architectural staircases leading to the flats, mature shrubs and flower beds, decked areas, seating areas and a fish pond.

Walking to the property, which is located on the second floor, there is a well-proportioned hallway with access to all rooms, and storage cupboards. The living space is a fantastic open space, flooded with light, here there is ample room for sofas, a dining table and any freestanding furniture you may wish. There is also a contemporary kitchen with both fitted and freestanding appliances. Furthermore, French doors lead to the balcony, a rare sight in this block.

Both bedrooms are comfortable double rooms, with space for beds and furniture, with bedroom one boasting an en-suite. The bathroom is half tiled, incorporating modern sanitaryware.

The property also benefits from one allocated parking space.



Lease Details

Length of Lease: 102 years left (2024)

Annual Service Charge – £2,200

Service Charge Review Period – April

Annual Ground Rent – £300

Ground Rent Review Period – April

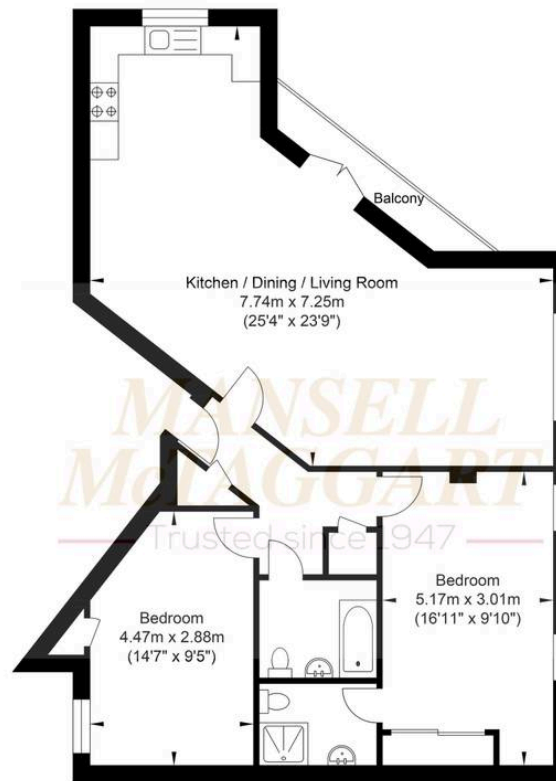
Lease details have been provided by the Vendor.
This information should be confirmed by your solicitor

Tenure: Leasehold

- En-suite to master
- Large living space
- Balcony
- Allocated parking space
- Secure entry system
- Serene communal area with water features/pond
- Walking distance to Horley town centre & Horley train station
- Close proximity to Gatwick Airport
- Council Tax Band 'D' and EPC 'C'



Lumley Road



First Floor Flat
Approximate Floor Area
877.79 sq ft
(81.55 sq m)



Approximate Gross Internal Area= 81.55 sq m / 877.79 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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