



Roslan Court, Rosemary Lane, Horley

£110,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Offered to the market with no onward chain is this well presented and spacious one bedroom retirement property, situated a short distance from the town centre and train station. Open to buyers of ages 60+.

You enter the block via a secure tele-com system, where you are met with a well maintained communal hallway. Here there is a communal refuse area, with communal lounge and kitchen.

On entry to the property is the entrance hallway, with access to the shower room, bedroom, living/dining and storage cupboard. The kitchen leads off of the lounge and comprises of wall and base units, fitted electric hob, waist height oven, and a wash basin. Underneath the roll-top work surfaces there is space for a fridge or freezer. The living/dining space boasts a generous size, being very well lit, with space for a small dining table and chairs, television, sofa and other free-standing furniture. The private garden is accessed via a door in the living/dining area, with a small patio and the rest being laid-to-lawn.

The bedroom is a well sized king, with a fitted wardrobe and a window overlooking communal/private gardens. The recently renovated shower room is fitted with a large shower cubicle, which has hand rails and seat for assistance, W.C, hand wash basin, finished with fully tiled walls and a heated towel rail.



In house there is a site manager, working 8am – 2pm Monday-Friday. There is a 24-hour careline system in place throughout Roslan Court.

Lease Details

Length of Lease: 125 years from 1 December 1988

Annual Service Charge – £3,200

Service Charge Review Period – March

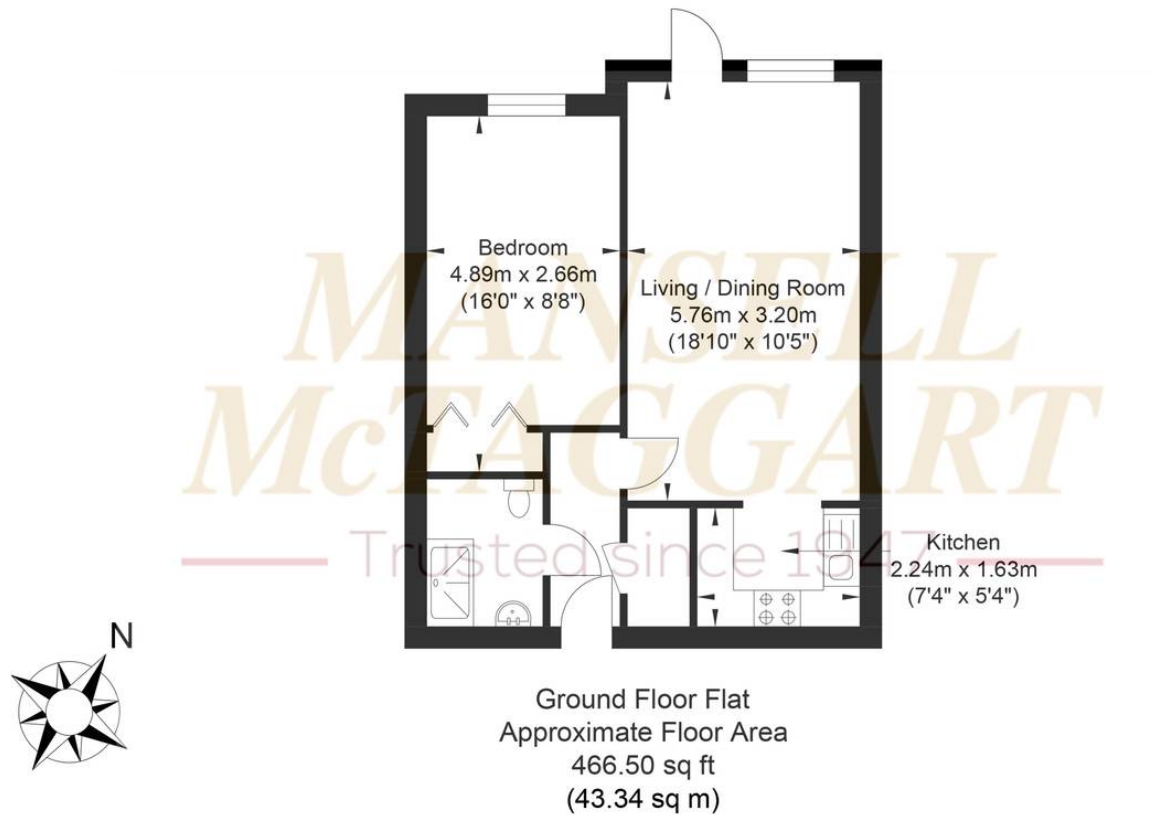
Annual Ground Rent – £540

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

- One bedroom retirement property
- NO ONWARD CHAIN
- Bright and spacious throughout
- Private garden
- Laundry room and guest suite
- Close proximity to town centre
- Well kept communal grounds
- Communal lounge and refuse
- Council Tax Band 'C' and EPC 'C'



Rosemary Lane



Approximate Gross Internal Area = 43.34 sq m / 466.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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