



Snipe Court, 13 Brocklehurst Way, Horley

In Excess of £300,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO ONWARD CHAIN
- 2 Double Bedrooms
- Immaculately presented throughout
- Juliet Balcony
- Allocated Parking
- Top floor flat
- Open plan living accommodation
- Sought after Westvale Park Development
- Secure telecom entrance system
- Council Tax Band 'C' and EPC 'B'

Introducing this stunning 2 double bedroom, top floor flat situated in the ever popular Westvale Park development and is offered to the market with NO ONWARD CHAIN!

Approaching the block, you are met with a secure telecom entrance system and allocated parking to the rear. Inside, there are well maintained communal areas, including the stairs which lead to the property located on the second floor.

Inside there is a spacious entrance hallway, which leads to all rooms and both storage cupboards. Both bedrooms provide ample space for a king sized bed and other furniture, with bedroom one benefitting from an inbuilt wardrobe and en-suite shower room with heated towel rail.

Within the family bathroom, there are contemporary fixtures of a hand wash basin, w/c, bath with shower over and a heated towel tail.



The open plan living accommodation is the heart of the home and provides ample space for multiple sofas, a television, coffee table and other freestanding furniture, benefitting from a Juliet balcony.

The kitchen provides ample wall and base units, with fitted appliances such as fridge/freezer, washing machine, oven/hob and dishwasher.

Lease Details:

Length of Lease: 117 Years remaining 2025

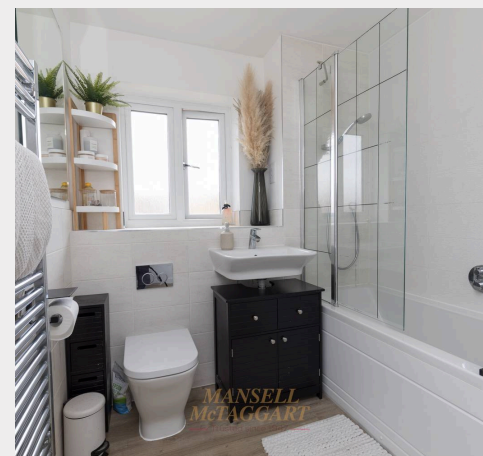
Annual Service Charge – £1,546

Service Charge Review Period – January-June/July-December

Annual Ground Rent – £500

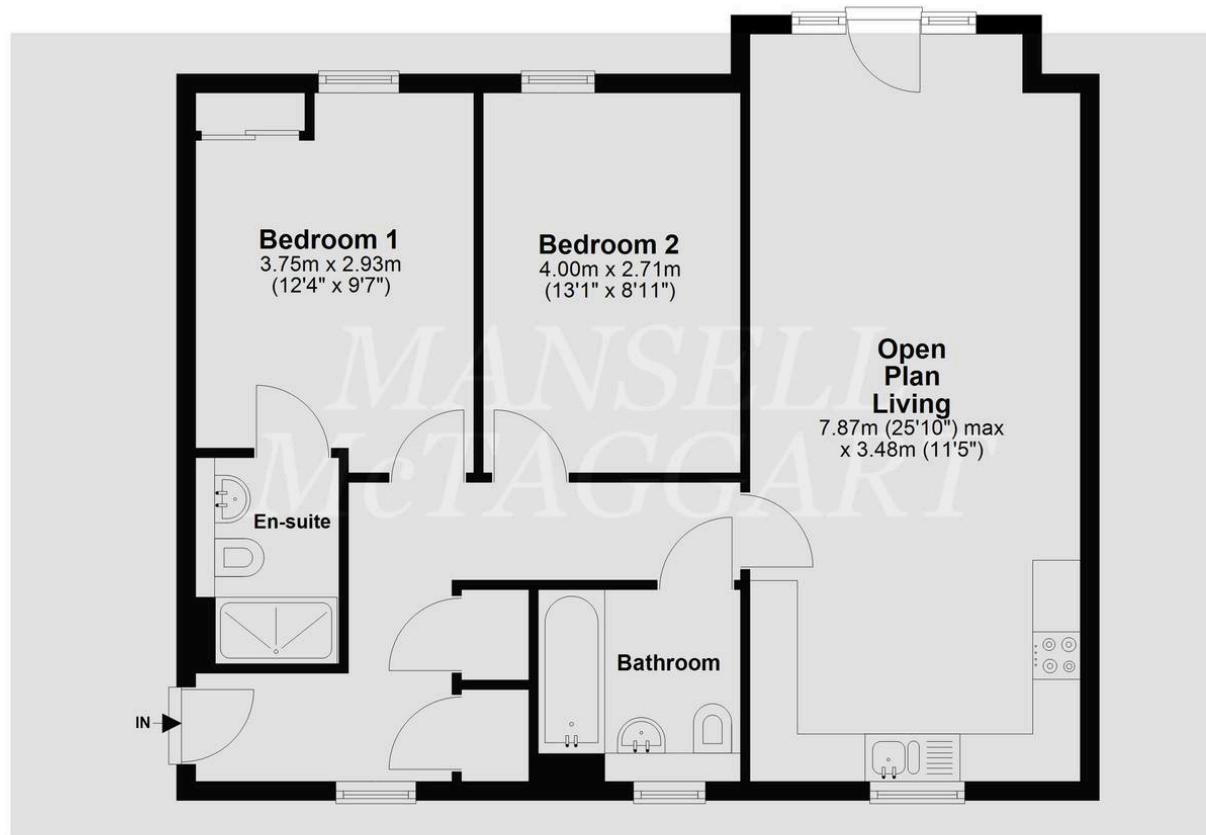
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



Second Floor

Approx. 69.4 sq. metres (746.7 sq. feet)



Total area: approx. 69.4 sq. metres (746.7 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

Mansell McTaggart Horley

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