



The Quadrangle, Lumley Road, Horley

In Excess of £220,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO ONWARD CHAIN
- 1 double bedroom flat
- 21ft open plan living accommodation
- Within a 5 minute walk to Horley Station and town center
- Recently redecorated
- Beautifully presented communal areas
- Secure entry system
- In-built wardrobes
- Gas central heating
- Council Tax Band 'C' and EPC 'C'

Introducing this well-presented one double bedroom first-floor flat, offering 541 sq. ft. of versatile living space, ideally located in the heart of Horley and available with no onward chain.

Accessed via a secure telecom entry system, the communal hallway leads to beautifully maintained shared gardens, featuring seating areas, architectural staircases, mature shrubs, colourful flower beds, and a tranquil fish pond.

On the first floor, a secure fire door opens to a hallway providing access to the property. Inside, the spacious entrance hall connects to all rooms and includes two useful storage cupboards. The open-plan living area forms the heart of the home, it is bright, airy, and flexible, offering space for multiple layouts. The modern kitchen is fitted with a range of wall and base units, integrated oven, hob, and washing machine, and roll-top work surfaces for a stylish finish.



The double bedroom offers ample space for a bed, bedside tables, chest of drawers, and other freestanding furniture, and benefits from a built-in wardrobe and a large window that floods the room with natural light.

The bathroom is fitted with a white suite, part-tiled walls, and modern sanitaryware for a clean, contemporary look.

Additional benefits include one allocated parking space.

Lease Details

Length of Lease: 101 years remaining (2025)

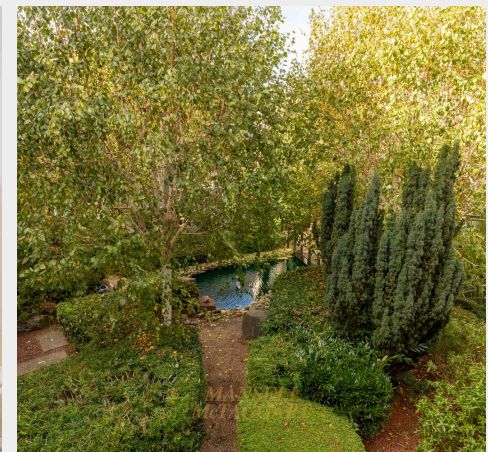
Annual Service Charge – £1,428.80

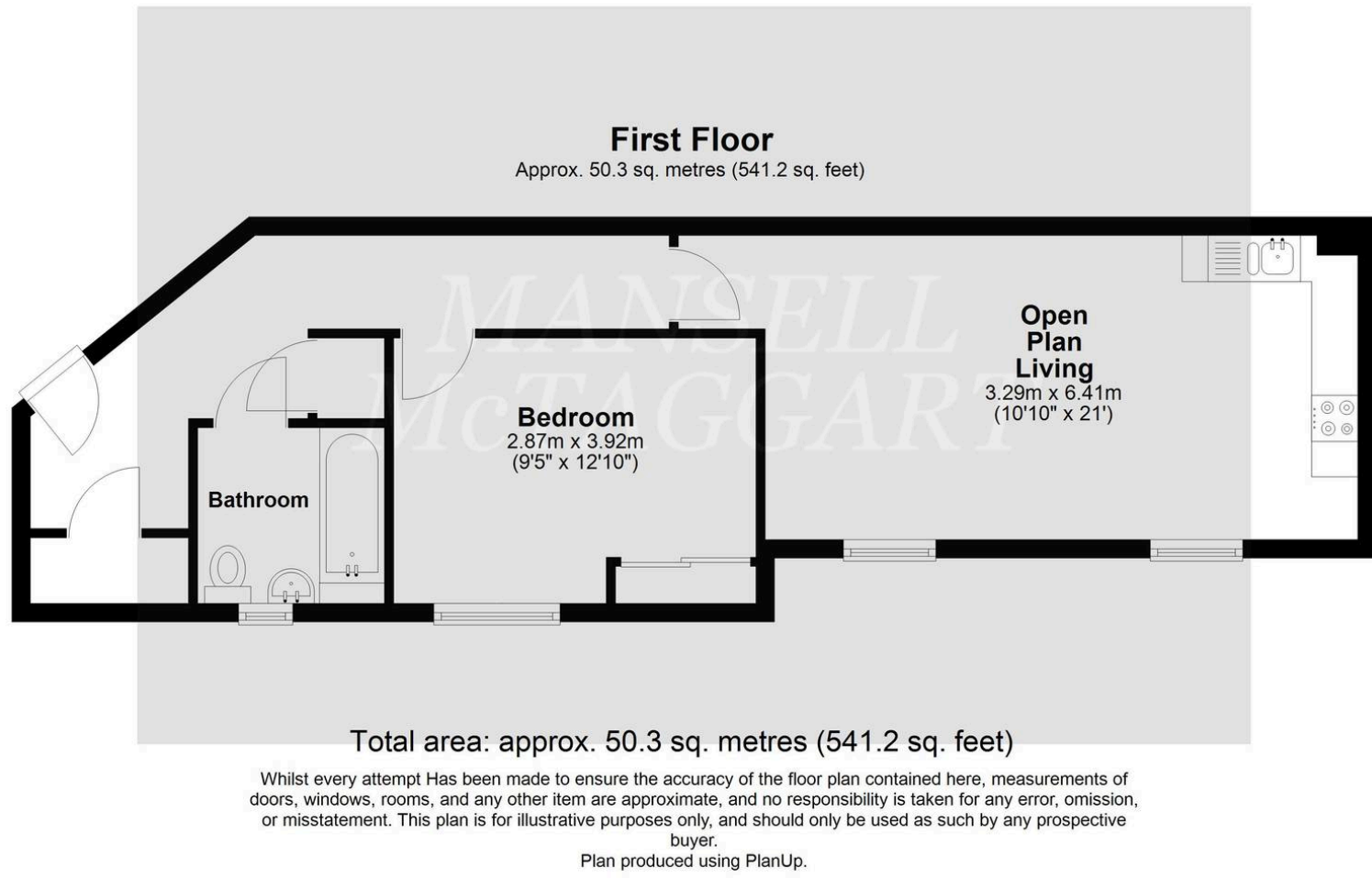
Service Charge Review Period – April

Annual Ground Rent – £300.00

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.





Mansell McTaggart Horley

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.