



53 THE QUADRANGLE LUMLEY ROAD, HORLEY, SURREY, RH6 7JX

£269,000

LEASEHOLD

***** SUPERBLY LOCATED JUST MOMENTS FROM HORLEY TOWN CENTRE *****

***** NO CHAIN *****

This spacious, second floor apartment is situated within The Quadrangle, which is a stylish, secure complex that is located just on the edge of Horley town centre. The development has secure entry, gated parking and a lovely Zen garden within its interior communal space.

The apartment itself is on the second floor, through the front door there is a spacious entrance hall, which has ample built in storage. There are two bedrooms, a family bathroom and an ensuite shower room off the main bedroom. You have a dual aspect, living, dining and kitchen space that is open plan and benefits from a Juliet balcony that looks in towards the communal spaces.

You have the benefit of allocated parking for one car, double glazed windows, central heating and a 102 year lease.

Horley town centre has seen many improvements in recent years, and now boast some excellent restaurants, a range of high street stores and both a Lidl and Waitrose supermarkets. In addition, you have mainline train services to central London, Gatwick airport, Crawley and down to Brighton.

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|---------------------------------|------------------------------------|
| ■ SECOND FLOOR APARTMENT | ■ TOWN CENTRE LOCATION |
| ■ TWO DOUBLE BEDROOMS | ■ BATHROOM AND ENSUITE |
| ■ ALLOCATED PARKING | ■ JAPANESE INSPIRED GARDENS |
| ■ GATED DEVELOPMENT | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: B |





ROOM DIMENSIONS:

ENTRANCE HALL

17'8 x 3'11 (5.38m x 1.19m)

LOUNGE/DINING/KITCHEN

26'8 x 11'8 (8.13m x 3.56m)

BEDROOM ONE

14'0(max) x 11'5 (4.27m(max) x 3.48m)

ENSUITE SHOWER ROOM

8'5 x 5'3 (2.57m x 1.60m)

BEDROOM TWO

13'7 x 9'11 (4.14m x 3.02m)

BATHROOM

7'2 x 5'7 (2.18m x 1.70m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

ALLOCATED PARKING

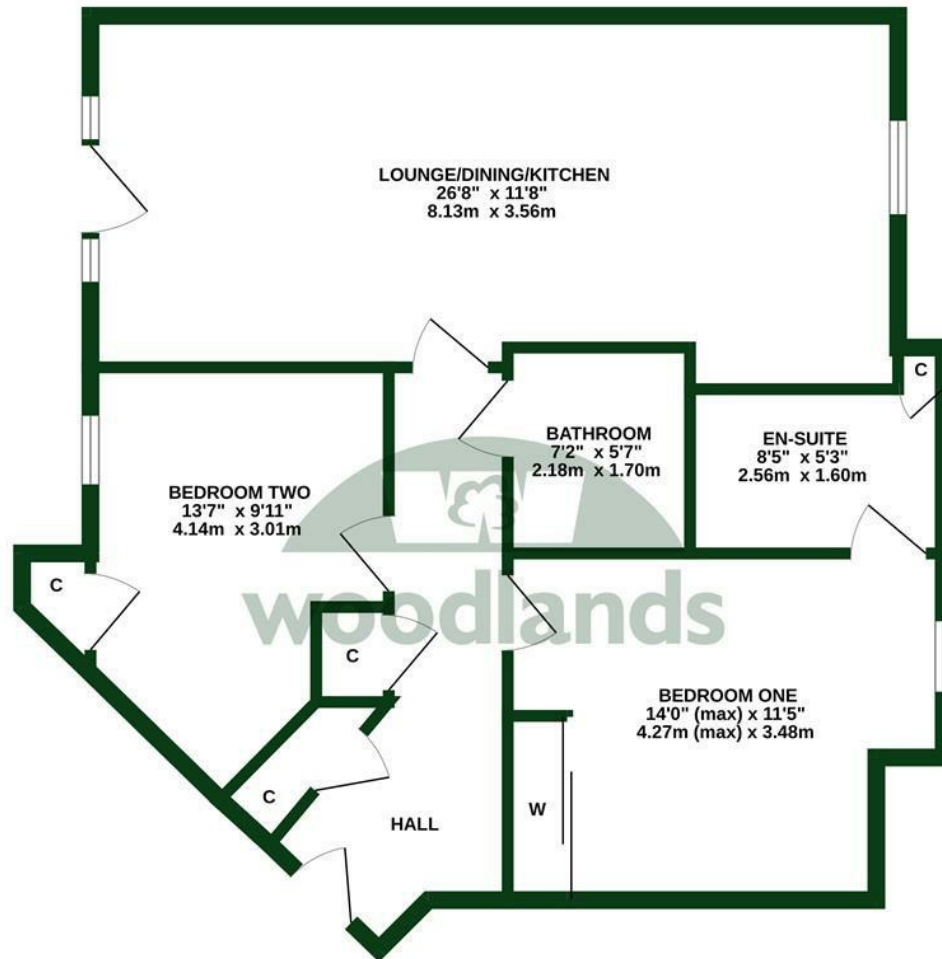
YEARS REMAINING ON LEASE: 102

GROUND RENT: £300 PER ANNUM

SERVICE CHARGES: £2,097.60 PER ANNUM



SECOND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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