



10 GREENWOOD GREEN LANE, SHIPLEY BRIDGE, SURREY, RH6 9TJ

£200,000

LEASEHOLD - SHARE OF FREEHOLD

***** SPACIOUS, FIRST FLOOR APARTMENT WITH TWO GOOD SIZE BEDROOMS AND GREAT LIVING SPACE *****

This two bedroom property is offered for sale with no chain and represents great value for such a spacious property.

Through the front door there is a hallway with a couple of built in cupboards. You have two bedrooms, both of which will accommodate double beds, a family bathroom, a large, dual aspect lounge/dining room, and a separate fitted kitchen.

There are communal gardens surrounding the building, as well as a woodland backdrop. Residents have the benefit of off road parking, and the new owners will benefit from a share of the freehold and a 993 year lease.

Nearby you have The Shipley Bridge local pub and restaurant. Horley town centre is less than 2 miles away, and offers Train services to central London and Gatwick, Waitrose and Lidl supermarkets, a great selection of high street stores and some wonderful restaurants.

- | | |
|----------------------------|----------------------|
| ■ FIRST FLOOR APARTMENT | ■ NEW 999 YEAR LEASE |
| ■ LARGE LOUNGE/DINING ROOM | ■ SEPARATE KITCHEN |
| ■ TWO BEDROOMS | ■ BATHROOM |
| ■ SHARED GARDENS | ■ COMMUNAL PARKING |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

18'9 x 2'8 (5.72m x 0.81m)

LOUNGE/DINING ROOM

65'7"32'9" x 32'9"36'1" (20'10 x 10'11)

KITCHEN

8'10 x 6'9 (2.69m x 2.06m)

BEDROOM ONE

10'5 x 9'10 (3.18m x 3.00m)

BEDROOM TWO

10'6 x 7'10 (3.20m x 2.39m)

BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

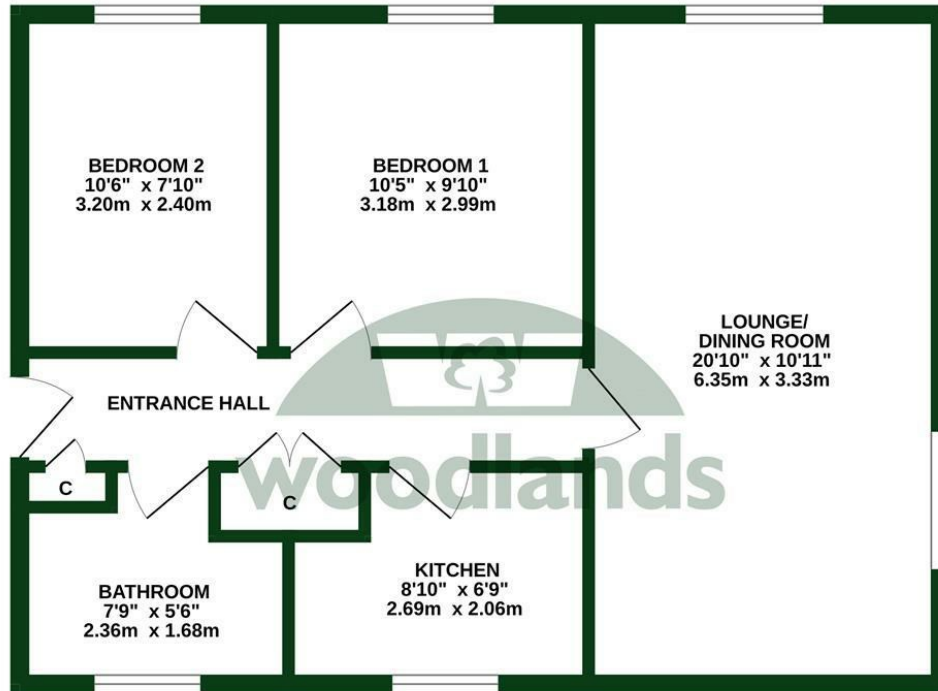
YEARS REMAINING ON LEASE: 993

GROUND RENT: NOT APPLICABLE

SERVICE CHARGES: £2,940 PER ANNUM



FIRST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | | |
| (69-80) C | 69 | 73 |
| (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 | |

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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