

**WILLIAMS
HARLOW**

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Lumley Road Horley, RH6 7JX

An extremely spacious two bedroom first floor apartment in a highly sought after development in Horley. The property comprises large entrance hall, spacious living room with Juliette balcony, open plan fully fitted kitchen with integral appliances including dishwasher, two double bedrooms the master with fitted double wardrobes and en-suite, family bathroom, double glazed, phone entry system, communal gardens, gated allocated parking, bike store, short distance to Horley Town & Mainline Station.

£265,000 - Leasehold



ACCOMODATION

The property would make an ideal investment being currently let at £1150.00pcm or new home being offered with no onward chain with relevant notice.

L Shaped Living Room/Kitchen Area 20'36" x 14'09"

Bed 1 14'49"max x 13'48"max

En-suite 7'5" x 4'9"

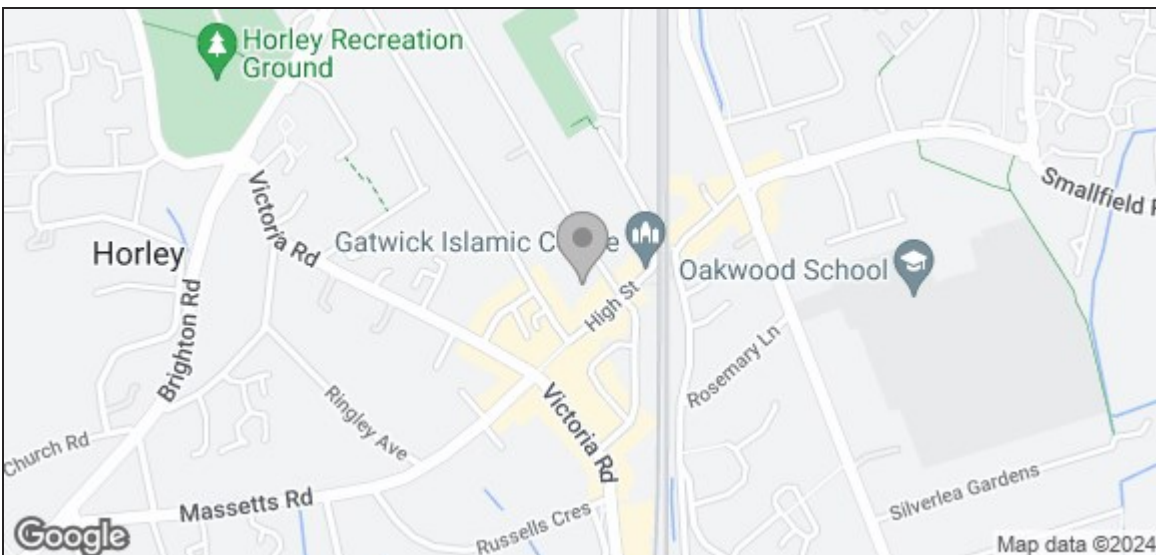
Bed 2 14'57" x 10'53"max

Bathroom 7'45" x 5'66"



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	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	