

**WILLIAMS
HARLOW**

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Lumley Road Horley, Surrey RH6 7LB

A spacious and well presented second floor apartment. The property comprises entrance hall, double aspect lounge/diner, large fitted kitchen with space for a range of appliances, two double bedrooms with the master benefiting from built in wardrobes, modern bathroom with shower cubicle, gas fired radiator central heating, double glazed, secure telephone entry system and a lift to all floors. Conveniently located within Horley town, local shops, restaurants and amenities are within a few minutes walk, along with Horley train station providing quick access to Gatwick and London.

£249,950 - Leasehold



ACCOMMODATION

Entrance Hall

Lounge/Diner 20' 6" x 14' 11" (6.24m x 4.54m)

Kitchen 16' 9" x 6' 7" (5.10m x 2.01m)

Bedroom One 15' 8" x 11' 2" (4.77m x 3.40m)

Bedroom Two 13' 5" x 10' 1" (4.09m x 3.07m)

Bathroom with separate shower cubicle

Allocated Parking Space via gated entry

KEY INFORMATION

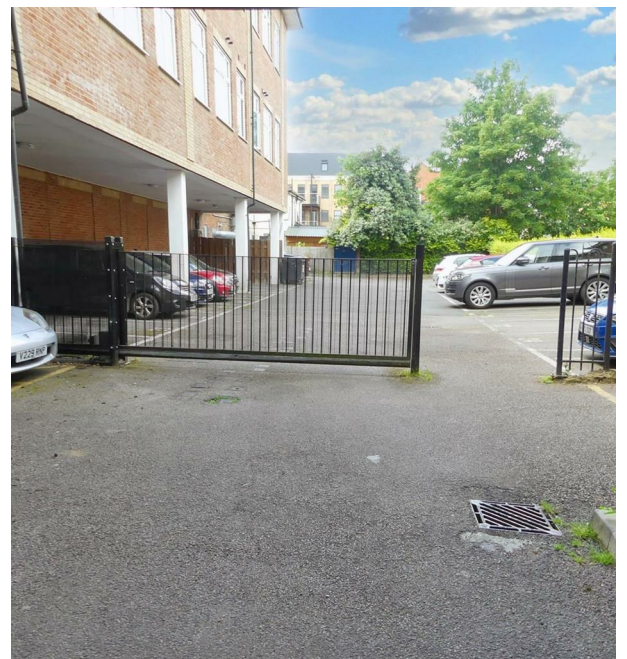
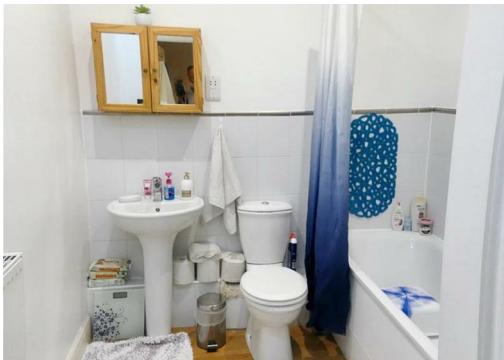
Key information

Tenure: Leasehold | 104 yrs left

Ground rent: £300 per annum | review period: unconfirmed

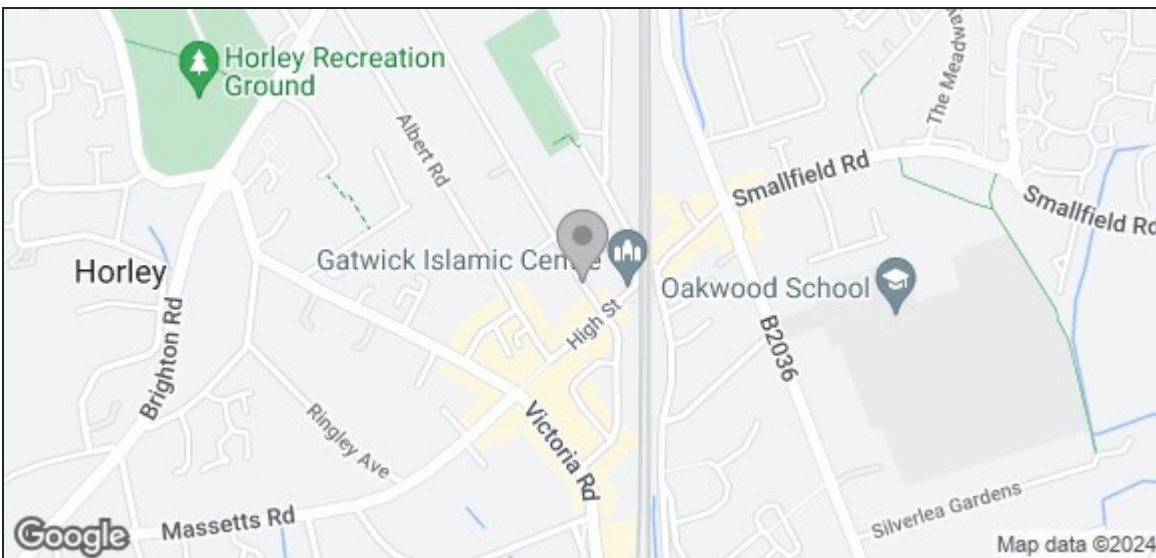
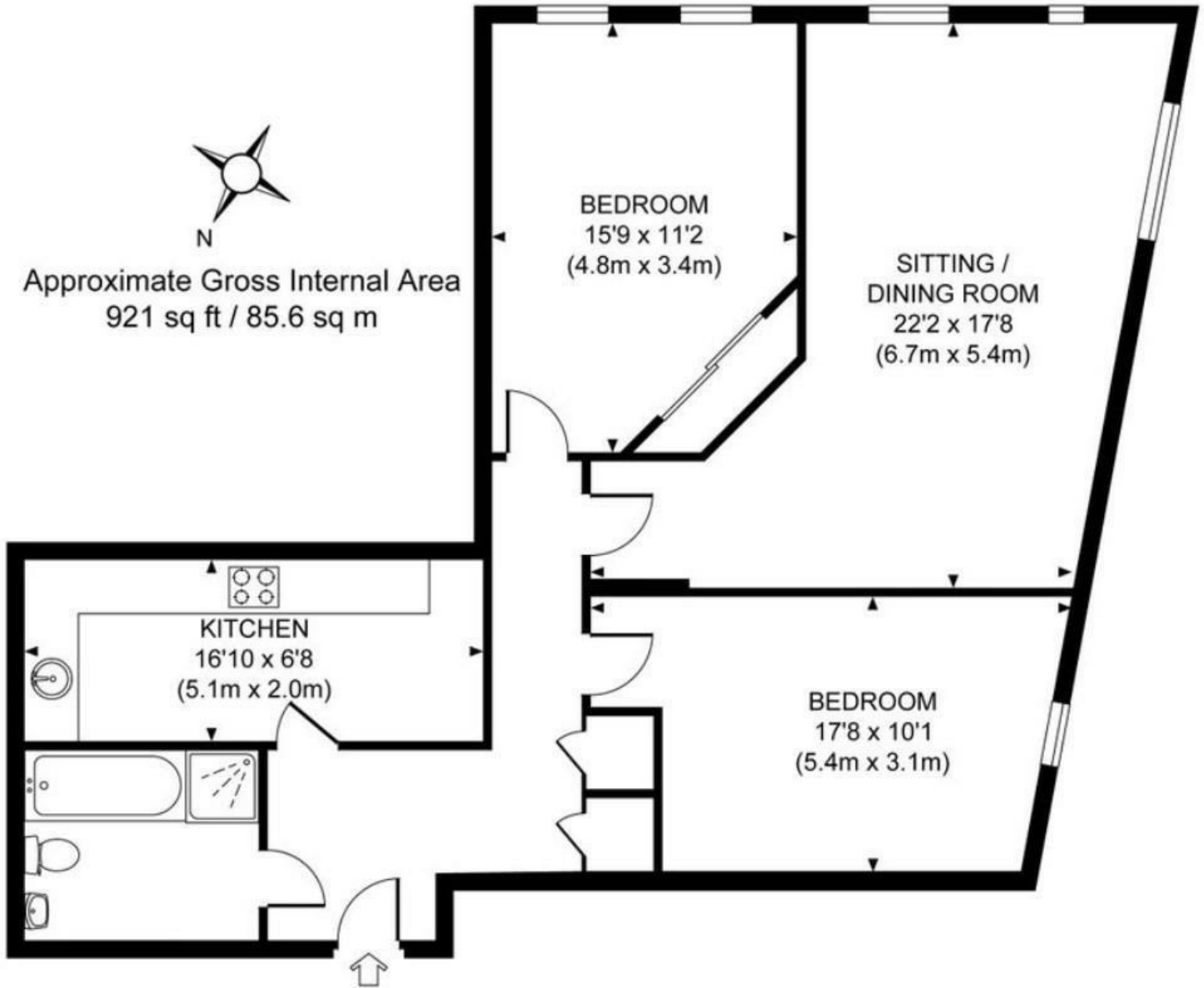
Service charge: £1,512 per annum

Council tax: Band D



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	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		