



Lumley Road, Horley, RH6 7JX

Asking price £285,000

Mc. MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

Exclusive to Monochrome Homes is this extremely spacious two-bedroom penthouse apartment in a highly sought-after development in Horley. The development is gated with allocated parking and communal gardens. The property is well-kept throughout.

ACCOMODATION

The quadrangle is a highly sought-after gated development. The property boasts spacious living areas, an open-plan kitchen with integrated appliances, and two double bedrooms. The modern family bathroom is also roomy, there is plenty of storage throughout with one of the bedrooms having built-in storage. The property is bright and airy, with a Juliet balcony in the living room.

It's conveniently located near local shops and just a short walk from Horley station. You'll appreciate the gated entrance that leads to allocated parking at the rear, and an entry phone system is available for your convenience. The property is in excellent condition throughout. You'll have the benefit of having access to the well kept communal areas including a pond.

LOCATION

Horley boasts a range of amenities, including a Waitrose supermarket, post office, library, and various restaurants and pubs. The local area also has a leisure centre and recreation grounds. Parents will find multiple nurseries, primary and secondary schools in the vicinity. Horley is conveniently located midway between London and Brighton, providing easy access to Reigate, Redhill, and Gatwick Airport, as well as Crawley Town. The town has a mainline station that offers a regular train service to London and the South Coast. Additionally, Horley is well-connected to Redhill, Gatwick, and Crawley.

DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
				77	77

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