



Connells

Roslan Court Rosemary Lane
Horley



Property Description

This 2 bedroom top floor flat overlooks the communal gardens to the rear of the property. Internally, all rooms are accessed from the entrance hall, which benefits from plenty of storage. The lounge/diner is a good size and the kitchen is located off there. The two bedrooms are of a good size and have fitted wardrobes. The bathroom is spacious.

Roslan Court is a secure retirement development for the over 60's, located on the edge of Horley Town Centre. Offering a communal lounge and garden. There is also a car park for residents.

Entrance Hall

Storage cupboards

Lounge

14' 1" x 11' 4" (4.29m x 3.45m)
Electric fireplace.

Kitchen

A fitted kitchen with a range of base and eyelevel units. Sink / drainer with work surface surrounding. Eye level electric oven, electric hob, fridge and freezer

Bedroom One

14' 1" x 8' 11" (4.29m x 2.72m)
Double glazed window, fitted wardrobe

Bedroom Two

14' 1" x 8' (4.29m x 2.44m)
Double glazed window, fitted wardrobe

Bathroom

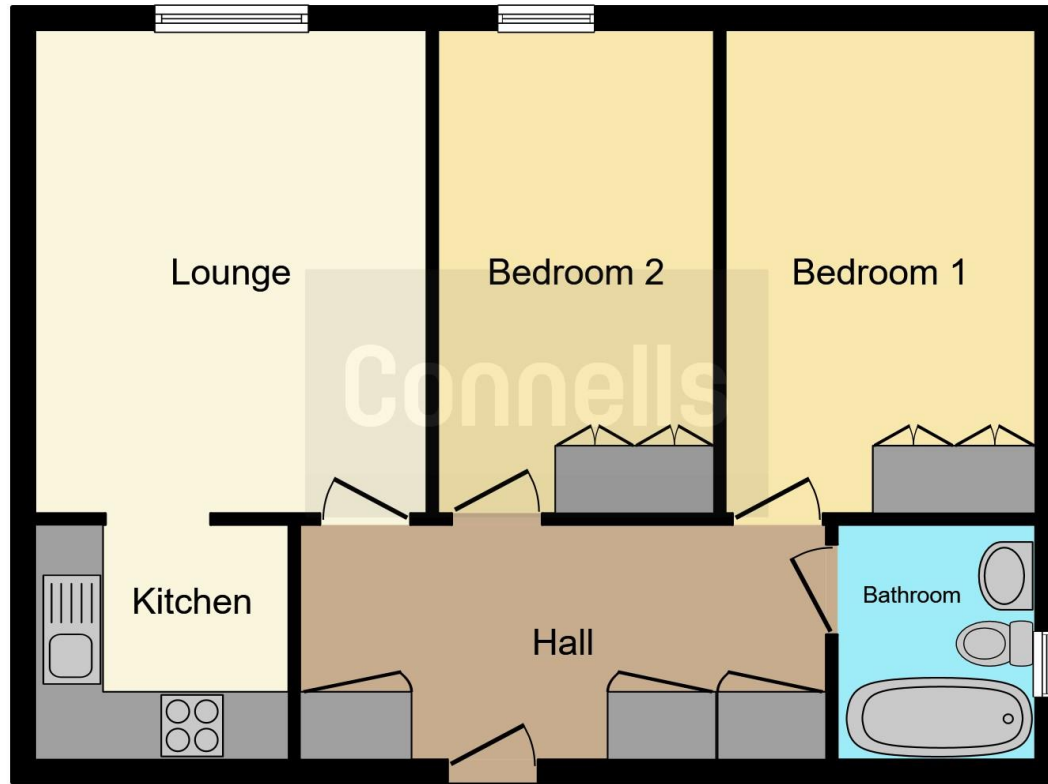
Double glazed window, bath with mixer taps and shower over, wash hand basin, low level WC, tile walls

Communal Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/HLY403739

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

From Connells Horley turn right onto Consort Way, turn left onto Victoria Road, turn left onto Station Approach, turn right onto Rosemary Lane. Desination is on the right.

EPC Rating: C

Tenure: Leasehold



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