



**Connells**

Wavertree Court Massetts Road  
Horley

# Wavertree Court Massetts Road Horley RH6 7BP

for sale  
**£85,000**



## Property Description

Wavertree Court is a popular retirement development, designed specifically for those aged 60 and above with on-site facilities including a resident's lounge & communal gardens and a resident management team providing 24-hour cover. Additional facilities also include a laundry room and on-site restaurant.

The development is accessed via a secure phone entry system with stairs and two lifts leading to each floor with this apartment being located on the first floor.

Through the front door to the apartment, you will immediately appreciate the redecoration recently carried out by the current owners including a fresh coat of paint and new grey carpets throughout, giving any potential buyer the opportunity to buy something ready to move straight in to. In the entrance hall, there is a large storage cupboard with power and lighting. The lounge/diner leads to the kitchen which includes a range of high and low level storage cupboards, an electric oven and hob, integrated fridge/freezer and sink with drainer. In the bedroom, there is fitted drawers as well as a built in wardrobe with double doors. The bathroom features a modern white suite with wood effect paneling and features a bathtub, low level WC, wash hand basin and a wet-room style shower.

## Entrance Hall

Storage cupboard, pull cord alarm, door entry system

## Lounge

25' 3" max x 10' 7" max narrowing to 10' 2" max ( 7.70m max x 3.23m max narrowing to 3.10m max )

Double glazed window to front, storage heater, electric fire, pull cord alarm,

## Kitchen

A fitted kitchen with a range of eye level and base units, work surfaces, electric oven, electric hob, stainless steel sink with drainer, integrated fridge/freezer double glazed window to front, pull cord alarm

## Bedroom One

Irregular Shaped Room 15' 2" max x 10' 6" max ( 4.62m max x 3.20m)

Double glazed window to front, storage heater, fitted wardrobe, fitted chest of drawers, pull cord alarm

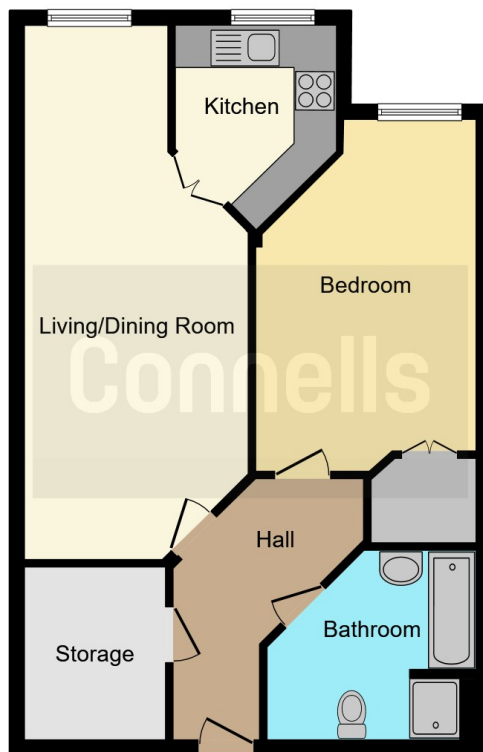
## Bathroom

Bath, wet room style shower, W.C, wash hand basin, heated towel rail, extractor fan, pull cord alarm









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

**T 01293 785 346**  
**E horley@connells.co.uk**

30 High Street  
HORLEY RH6 7BB

**directions to this property:**

Head southwest on High St toward Albert Rd, High St turns right and becomes Albert Rd, Turn left onto Consort Way,

Turn left onto Victoria Rd, Turn right onto Massetts Rd, Turn left to stay on Massetts Rd, Turn right to stay on Massetts Rd

**EPC Rating: B**  
Best location will be on the left

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404071](http://connells.co.uk/Property/HLY404071)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2006. 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.

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