



Connells

Wren House Westvale Road
Horley

Wren House Westvale Road Horley RH6 8NS

for sale
£240,000



Property Description

Located in Wren House in the Westvale Park development, Horley, surrounded by plenty of trees and greenery, this apartment is perfect for a first time buyer, downsizers and because it's in such great condition, an investor looking to move tenants in immediately.

The block is accessed via a secure phone entry system with stairs leading to the first floor. Through the front door to the apartment, a hallway leads to all rooms as well as benefitting from two large storage cupboards. The open planned living space blends the lounge and kitchen seamlessly with plenty of space for a dining table as well, and with windows at either end of the room, the space is flooded with light all day long. The kitchen features a range of high and low level storage cupboards, ample worktop space, an integrated dishwasher, space and plumbing for a washing machine and space for a fridge/freezer. There is a generously sized double bedroom and modern bathroom featuring a bathtub with shower overhead, low level WC, wash hand basin and heated towel rail.

Externally, there is an allocated parking space for one car, plus visitors parking bays, as well as plenty of bike storage.

Entrance Hall

Door to front, two storage cupboards, wood effect laminate flooring.

Kitchen / Dining / Living Room

12' 7" max x 24' max (3.84m max x 7.32m max)

A fitted kitchen with a range of eye level and base units, double glazed window to front and rear, work surfaces, stainless steel sink drainer, four ring gas hob, stainless steel cooker hood over, space for fridge/freezer, TV point, radiator, integrated dishwasher.

Bedroom One

10' 8" max x 13' 1" max (3.25m max x 3.99m max)

Double glazed window to front, TV point, radiator

Bathroom

Double glazed window to rear, bath with power shower over, wash hand basin, W.C, heated towel rail

Allocated Parking And Storage

Allocated parking for one vehicle and visitor parking bays. Secure cycle storage

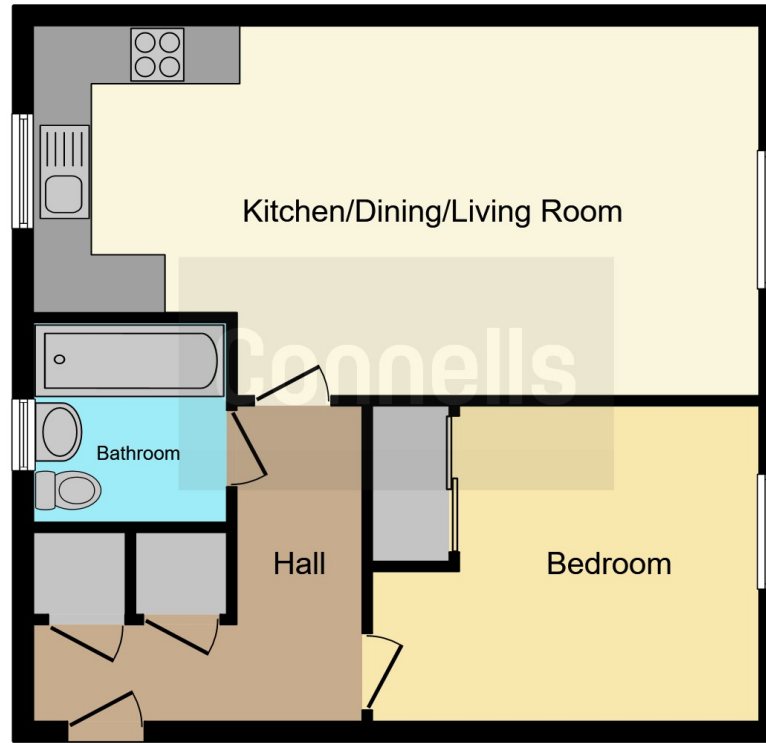
Agent's Notes







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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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30 High Street
HORLEY RH6 7BB

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404219

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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.

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