



Connells

Deepdale Aurum Close
Horley

Deepdale Aurum Close Horley RH6 9BU

for sale
£220,000



Property Description

Calling all investors, first time buyers and downsizers, your search has come to an end, there is no need to look any further than this ideally located two double bedroom flat in the centre of Horley!

This property comprises: entrance hall, lounge, kitchen, bathroom and two double bedroom.

Outside there is stunning well established communal garden with large laid to lawn, mature trees and shrubs.

Just a short walking distance to Horley train station, town centre and local amenities.

The property itself is in need of modernisation, however, this has the potential to be made into the perfect first home or an investor looking to expand their portfolio.

Entrance Hall

Double glazed door to side, storage cupboard, radiator.

Living / Dining Room

14' 7" max x 14' 7" max (4.45m max x 4.45m max)

Double glazed window to front, radiator, TV point.

Kitchen

14' max x 12' 8" max (4.27m max x 3.86m max)

A fitted kitchen with a range of base and eye-level units, stainless steel one and a half bowl sink drainer with work surfaces and tile

splashback surrounding. Gas oven, gas hob with cookerhood over, TV point, central heating boiler, pantry.

Bedroom One

14' max x 9' 10" max (4.27m max x 3.00m max)

Double glazed window to front, built-in wardrobes, TV point.

Bedroom Two

13' 9" max x 8' 9" max (4.19m max x 2.67m max)

Double glazed window to rear, radiator, TV point.

Bathroom

Double glazed window to rear, bath with mixer taps and shower over. Wash hand basin, low level WC, extractor fan, airing cupboard

Communal Garden

Parking

Allocated parking space







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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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HORLEY RH6 7BB

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404220

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1977. 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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