



**Connells**

Willow Court  
HORLEY



### Property Description

The building is accessed via a secure phone entry system with stairs leading to the second/top floor. Through the front door to the apartment, the entrance hall leads to each room in the property, as well as the airing cupboard housing the hot and cold water tanks plus access to a large loft with fitted loft ladder.

The lounge has a double aspect with a bay window, allowing natural light to pour in to the room and offers plenty of space for lounge and dining furniture. The separate kitchen features a range of high and low level storage cupboards, with worktop space and space for white goods including fridge/freezer, washing machine and an integrated oven and hob, and sink with drainer. There is one double bedroom with space for wardrobes which could be built-in. The bathroom features a white suite including low level WC, wash hand basin and bath with shower, heated towel rail and frosted windows. Additionally, in the communal area there is a large cupboard for storage.

The lease has been extended by the current owners, with 154 years remaining on the lease, with a peppercorn ground rent and approx. £800 per annum service charge.

Externally, there is an allocated parking space, plus plenty of communal parking available and well-kept communal gardens.



### Entrance Hall

Cupboard housing hot and cold water tank

### Lounge

14' 1" x 11' 10" ( 4.29m x 3.61m )

Double glazed window to side, double glazed bay window to front, electric heater

### Kitchen

9' 1" x 8' 6" ( 2.77m x 2.59m )

Double glazed window to rear, stainless steel sink with drainer, electric hob, electric oven, space and plumbing for washing machine, eye level and base units

### Bedroom One

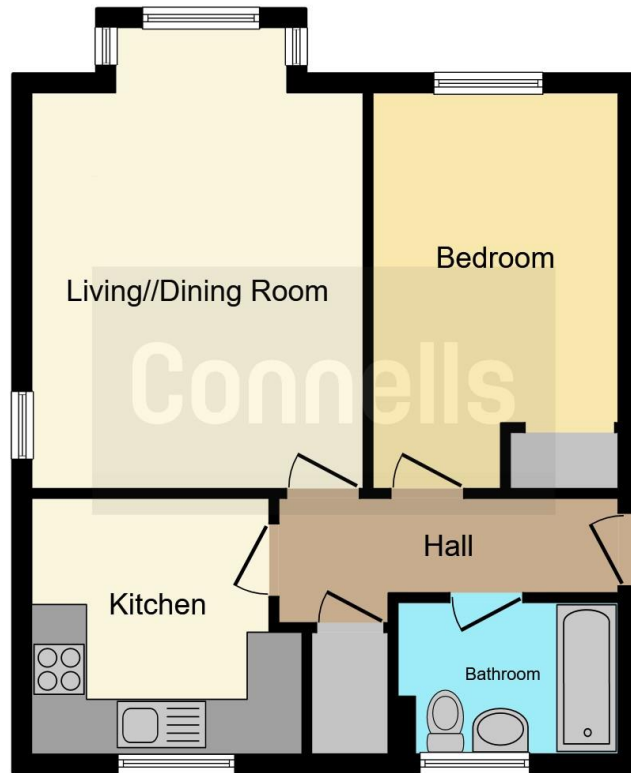
14' 2" x 8' 9" ( 4.32m x 2.67m )

Double glazed window to front, electric heater

### Bathroom

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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/HLY404269](http://connells.co.uk/Property/HLY404269)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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