

Connells

Ross Court Station Approach Horley

Ross Court Station Approach Horley RH6 9EW







Property Description

The building is accessed via a secure phone entry system with this flat also benefiting from rear entrance through a gated patio area off of the communal car park. The flat consists of a spacious open-plan living space with modern kitchen featuring plenty of worktop space, storage cupboards, an electric oven and gas hob, with space for white goods and a breakfast bar. There are also two double bedrooms and a family bathroom featuring a white suite including bath with shower over, low level WC and wash hand basin.

Externally, there is a small patio area off of the lounge with a fence border and communal parking. The property is located within easy reach of Horley town centre and Horley train station with frequent trains to Three Bridges, Gatwick Airport and London mainline stations.

Entrance Hall

Storage cupboard, telephone entry point

Lounge / Kitchen

19' 10" max x 16' 6" max (6.05m max x 5.03m max)

Double glazed french doors to rear, double glazed window to side, radiator, breakfast bar, gas hob with extractor fan over, electric oven, sink with drainer, eye level and base units, work surfaces

Bedroom One

13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to side, radiator

Bedroom Two

9' 7" x 9' 7" (2.92m x 2.92m)

Double glazed window to side, radiator

Bathroom

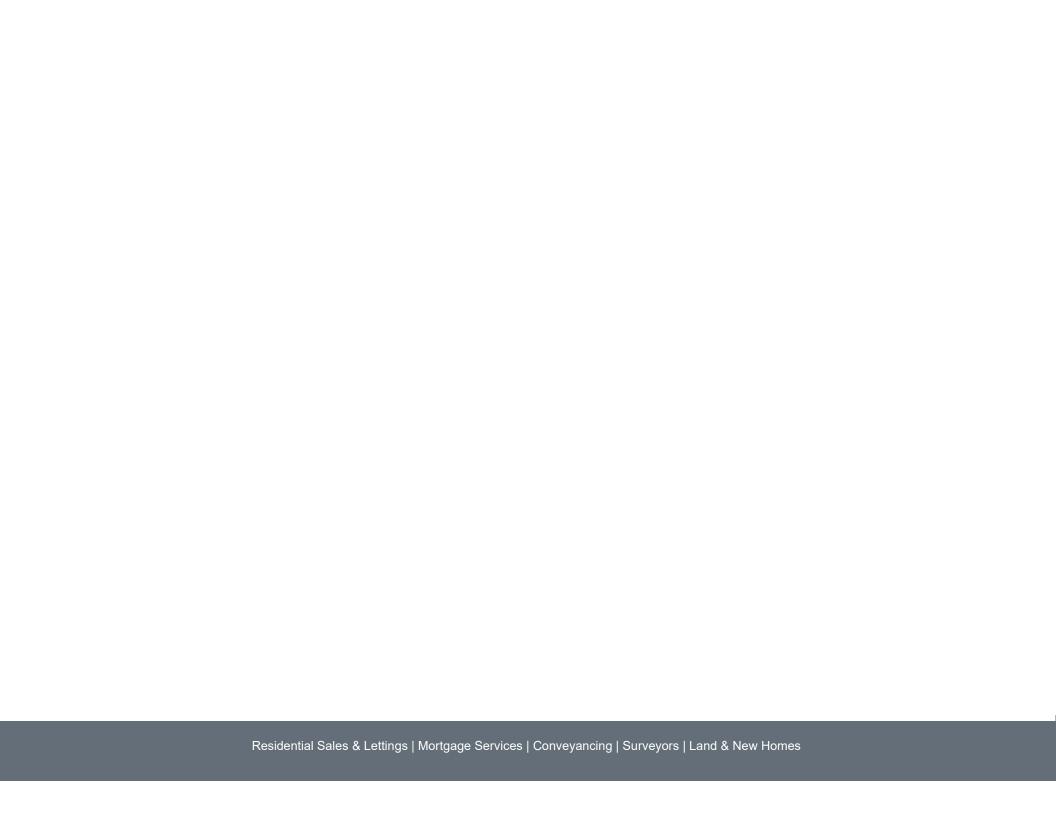
Bath with shower over, wash hand basin, W.C, heated towel rail, shaver point, extractor fan













EPC Rating: C

view this property online connells.co.uk/Property/HLY404326

Tenure: Leasehold

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.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HLY404326 - 0005