



**Connells**

Ross Court Station Approach  
Horley

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Horley RH6 9EW

for sale  
£240,000



## 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

Tenure: Leasehold

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