



Connells

Elbourne House Lumley Road
Horley

Elbourne House Lumley Road Horley RH6 7LB

for sale
£280,000



Property Description

The building is accessed via a secure phone entry system from the road, or a secure private door at the rear of the building through the car park. The apartment is located on the second floor and can be reached via a lift of stairs.

Through the front door, the entrance hall leads to each room in the property. The apartment has been neutrally decorated throughout and offers a new owner the opportunity to move straight in and put their own stamp on the property immediately.

In brief, the property comprises of a spacious lounge, two double bedrooms, kitchen with fitted appliances including oven and washing machine, and family bathroom with a suite consisting of a bath with shower over, low level WC and wash hand basin.

The property comes with an allocated parking space through electric gates.

Entrance Hall

Cupboard housing boiler.

Lounge

16' 8" max x 11' 2" max (5.08m max x 3.40m max)

Double glazed window to front, radiator

Kitchen

9' 11" x 8' 7" (3.02m x 2.62m)

Eye level and base units, gas hob with extractor fan over, gas oven, work surfaces, space for washing machine

Bedroom One

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to front, built in wardrobes, radiator

Bedroom Two

13' 9" x 8' 2" (4.19m x 2.49m)

Double glazed window to side, radiator

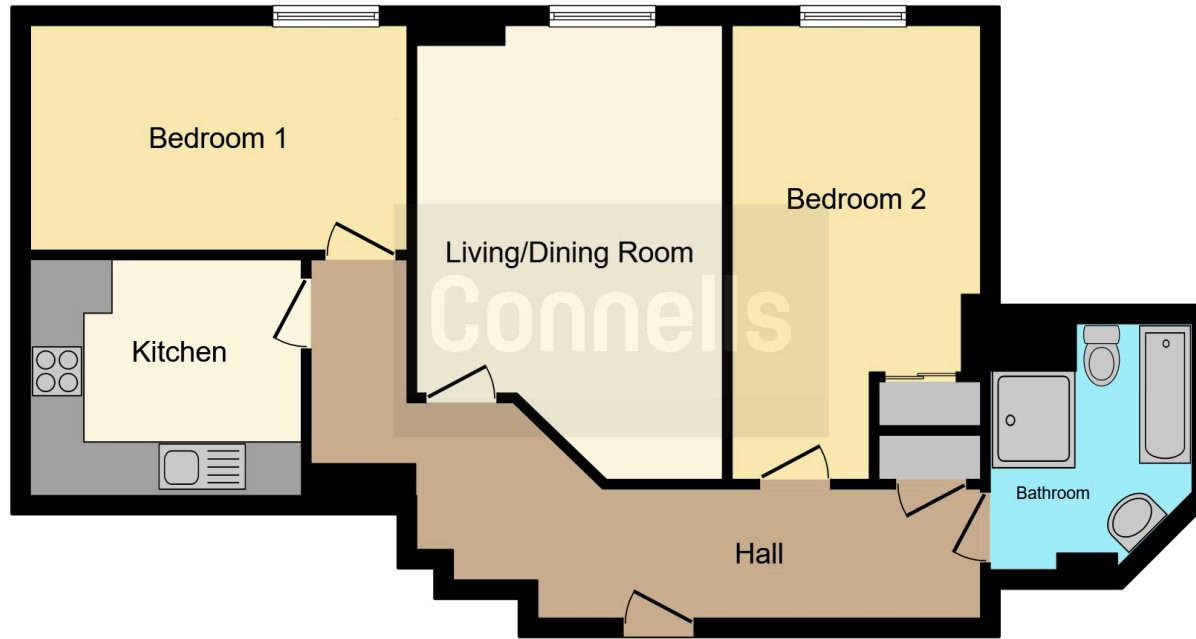
Bathroom

Bath with shower over, W.C, wash hand basin, shaving point









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404358

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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Property Ref: HLY404358 - 0004