



**Connells**

Mitchell Court Massetts Road  
Horley



### Property Description

Mitchell Court is a retirement development suitable for those aged 60 and over offering a welcoming communal lounge, well-kept communal gardens plus communal laundry room offering a potential buyer a wonderful home to enjoy later life.

The block is accessed via a secure phone entry system and the flat is located on the second floor which can be accessed via a lift or stairs.

The flat comprises of an entrance hall with spacious storage, a large L-shaped lounge area with plenty of natural light pouring in to the room. A kitchen with a range of white goods including oven, hob and undercounter fridge/freezer.

There are two similar sized double bedrooms with one benefiting from built in wardrobes and a shower room featuring a stand-in shower cubicle, low level WC and wash hand basin. There are emergency pull cords in each room of the flat.



### Entrance Hall

Storage cupboard housing water tank, electric heater

### Lounge

26' 6" max x 19' 3" max ( 8.08m max x 5.87m max )

Two double glazed window to rear, electric fire, electric radiator, pull cord

### Kitchen

8' max x 6'8" max (2.44m max x 2.03m max )

Double glazed window to rear, stainless steel sink with drainer, electric hob, electric oven, eye level and base units, undercounter fridge/freezer, pull cord

### Bedroom One

15' 8" x 9' 3" ( 4.78m x 2.82m )

Double glazed window to rear, electric heater, pull cord

### Bedroom Two

15' 9" x 9' 5" ( 4.80m x 2.87m )

Double glazed window to rear, built in sliding door wardrobes, electric heater, pull cord

### Bathroom

Shower cubicle, wash hand basin, W.C, extractor fan, electric heater





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: C**

**view this property online [connells.co.uk/Property/HLY404384](http://connells.co.uk/Property/HLY404384)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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