



Connells

Elbourne House Lumley Road
Horley

Elbourne House Lumley Road Horley RH6 7LB

for sale guide price
£230,000



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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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

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







EPC Rating: C

Tenure: Leasehold

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