



Osprey House Richards Avenue Horley RH6 8NL

for sale
£305,000



Property Description

This beautifully presented 2-bedroom, 1-bathroom apartment is located within the sought-after Westvale Park development, offering contemporary living in a well-connected and desirable area. Ideal for professionals, small families, or investors, this property boasts an open-plan modern kitchen with integrated appliances and living area, providing a spacious and light-filled environment perfect for modern living.

Further highlights include a well-sized double bedroom, a second smaller bedroom, and a modern bathroom. The apartment also offers allocated parking and is a great location for access to local amenities, transport links, and green spaces, offering a perfect blend of comfort and practicality.

Entrance Hall

Two storage cupboards, radiator

Lounge / Kitchen

25' 9" x 12' 2" (7.85m x 3.71m)

Two double glazed windows to front, radiator
Kitchen - Double glazed window to side, eye level and base units, work surfaces, gas oven, gas hob with extractor over, integrated dishwasher, integrated washing machine, integrated fridge/freezer

Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)

Double glazed window to rear, radiator

Bedroom Two

13' x 7' 7" (3.96m x 2.31m)

Double glazed window to rear, radiator

Bathroom

Bath with shower over, wash hand basin, heated towel rail, W.C







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

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30 High Street
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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 14 May 2020. 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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