



**Connells**

Fernleigh Yattendon Road  
Horley



# Fernleigh Yattendon Road Horley RH6 7BS

for sale offers in excess of  
**£200,000**



## Property Description

This well-maintained one-bedroom first-floor flat is ideally situated in a prime town centre location, offering easy access to local shops, transport links, and amenities.

The flat is in great condition, with a bright and inviting living room, a separate kitchen, and a well-sized bedroom.

The interiors are neat and modern, providing a comfortable and low-maintenance living space.

Perfect for singles or couples looking for a convenient and well-kept home in a sought-after area.

## Lounge

12' 1" x 11' 7" ( 3.68m x 3.53m )

Double glazed window to rear, radiator

## Kitchen

10' 7" x 6' 3" ( 3.23m x 1.91m )

Double glazed window, eye level and base units, work surfaces, sink with drainer, electric oven, induction hob, integrated dishwasher, integrated microwave, space and plumbing for washing machine, space for fridge/freezer, radiator

## Bedroom One

14' x 11' ( 4.27m x 3.35m )

Double glazed window to front, radiator

## Bathroom

Double glazed window to front, bath with shower over, wash hand basin, W.C, radiator



**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404563](https://connells.co.uk/Property/HLY404563)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: HLY404563 - 0006