



**Connells**

Fernleigh Yattendon Road  
Horley



Fernleigh Yattendon Road  
Horley RH6 7BS

for sale  
£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





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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**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
 HORLEY RH6 7BB

EPC Rating: E Council Tax  
 Band: B

Service Charge:  
 1108.00

Ground Rent:  
 300.00

Tenure: Leasehold

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

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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