





Property Description

Located within a sought-after retirement development, this spacious and well-presented first-floor apartment offers comfortable and secure living for the over-55s.

The property features a bright and airy lounge, a well-equipped kitchen, and two generous double bedrooms, providing ample space for guests or hobbies. The bathroom includes a convenient wet room shower area.

Residents enjoy access to a range of excellent on-site facilities, including a communal lounge, subsidised restaurant, laundry room, mobility buggy store, and beautifully maintained gardens.

A guest suite is available for visiting family or friends, and there is residents' parking on-site. For peace of mind, the development offers a lift to all floors and 24-hour warden assistance.

Ideally situated within walking distance of Horley town centre, the train station, and local bus routes, this property combines independence with community and support - perfect for a relaxed retirement lifestyle.

Entrance Hall

Storage cupboard, pull cord, night storage heater

Lounge

16' 9" x 21' 1" (5.11m x 6.43m)

Double glazed window to front, electric fire, night storage heater, TV point, pullcord

Kitchen

8' 9" max x 7' 8" max (2.67m max x 2.34m max)

Double glazed window to front, stainless steel sink with drainer, electric oven, electric hob with extractor fan over, eye level and base units, integrated undercounter fridge/freezer, pullcord

Bedroom One

15' 1" x 9' 4" (4.60m x 2.84m)

Double glazed window to front, night storage heater, pullcord

Bedroom Two

15' max x 10' max (4.57m max x 3.05m max)

Double glazed window to front, night storage heater, built in wardrobes

Bathroom

Bath, wet room style shower, wash hand basin, W.C, heater, extractor fan, pullcord









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

To view this property please contact Connells on

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30 High Street
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EPC Rating: B

Council Tax
 Band: D

Service Charge:
 13278.00

Ground Rent:
 475.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404688

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2006. 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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