



**Connells**

Dunlin Court Blunden Way  
Horley



Dunlin Court Blunden Way  
Horley RH6 8GJ

for sale offers in excess of  
**£300,000**



### Property Description

The building is accessed via a secure videophone entry system with the apartment being conveniently located on the ground floor. Built in 2017, the current owners have done a fantastic job of maintaining the "brand-new" appeal of the apartment.

Through the front door of the property, the entrance hall leads through to each room in the property with two generous sized storage cupboards.

The triple-aspect open-planned living area is a fantastic space for socialising consisting of a lounge, dining area and kitchen. The kitchen features modern integrated "Bosch" appliances including electric oven, hob, dishwasher and fridge/freezer.

Both bedrooms are generously sized double bedrooms and benefit from built-in wardrobe space with the master also benefiting from an en-suite shower room. There is also a separate bathroom featuring a low level WC, wash hand basin and bath with shower over.

Externally, there is off-street driveway parking and bike store.



## Entrance Hall

Double glazed door to side, radiator

## Lounge/Kitchen

25' 9" max x 11' 6" max ( 7.85m max x 3.51m max )

Double glazed window to front, fitted kitchen with a range of eye level and base units, stainless steel sink drainer, work surfaces, gloss splashback surround, Bosch electric oven, four ring gas Bosch hob, Bosch dishwasher, Bosch fridge/freezer.

## Bedroom One

13' 1" max x 9' 8" max ( 3.99m max x 2.95m max )

Double glazed window to front, built-in wardrobes, TV point

## En Suite

Wash hand basin, W.C, shower cubicle, extractor fan, radiator

## Bedroom Two

13' 2" max x 8' 7" max ( 4.01m max x 2.62m max )

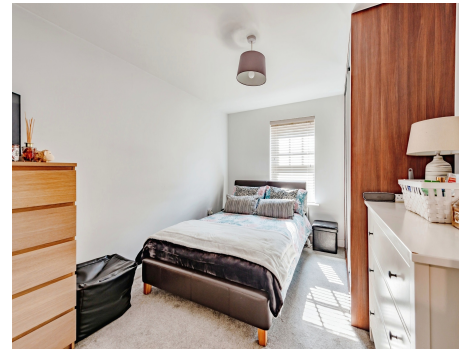
Double glazed window to front, bespoke wardrobes, TV point, radiator

## Bathroom

Double glazed window to rear, wash hand basin, W.C, bath with mixer tap, shower cubicle, radiator

## Outside

Off-street driveway parking















EPC Rating: B	Council Tax Band: C	Service Charge: 1556.38	Ground Rent: 230.00	Tenure: Leasehold
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