



**Connells**

Dunlin Court Blunden Way  
Horley



Dunlin Court Blunden Way  
Horley RH6 8GJ

for sale offers in excess of  
**£290,000**



### 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















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)

To view this property please contact Connells on

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

30 High Street  
 HORLEY RH6 7BB

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1556.38

Ground Rent:  
 230.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404703](http://connells.co.uk/Property/HLY404703)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. 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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HLY404703 - 0005