





# Wavertree Court Massetts Road Horley RH6 7BP

for sale  
**£129,950**



## Property Description

15' x 10' 1" ( 4.57m x 3.07m )

### Bathroom

Set within a highly regarded retirement development, this spacious and tastefully presented first-floor apartment is tailored for comfortable and secure living for those over the age of 55. The accommodation includes a bright, airy lounge, a well-appointed kitchen, and two large double bedrooms-ideal for visitors or as hobby spaces. The bathroom is fitted with a practical wet room shower.

Residents benefit from a wide range of facilities, such as a communal lounge, a subsidised restaurant, laundry room, mobility scooter storage, and landscaped gardens. Visiting guests can be accommodated in the on-site guest suite, and resident parking is available. The building also offers a lift to all floors and 24-hour warden assistance for added peace of mind.

Conveniently located just a short stroll from Horley's town centre, train station, and local bus routes, this home combines independence with a supportive, community-led lifestyle-perfect for a relaxed retirement.

## Entrance Hall

### Lounge

21' 6" x 10' 8" ( 6.55m x 3.25m )

### Kitchen

9' 7" x 7' 7" ( 2.92m x 2.31m )

### Bedroom One

21' 10" max x 9' 11" max ( 6.65m max x 3.02m max )

### Bedroom Two



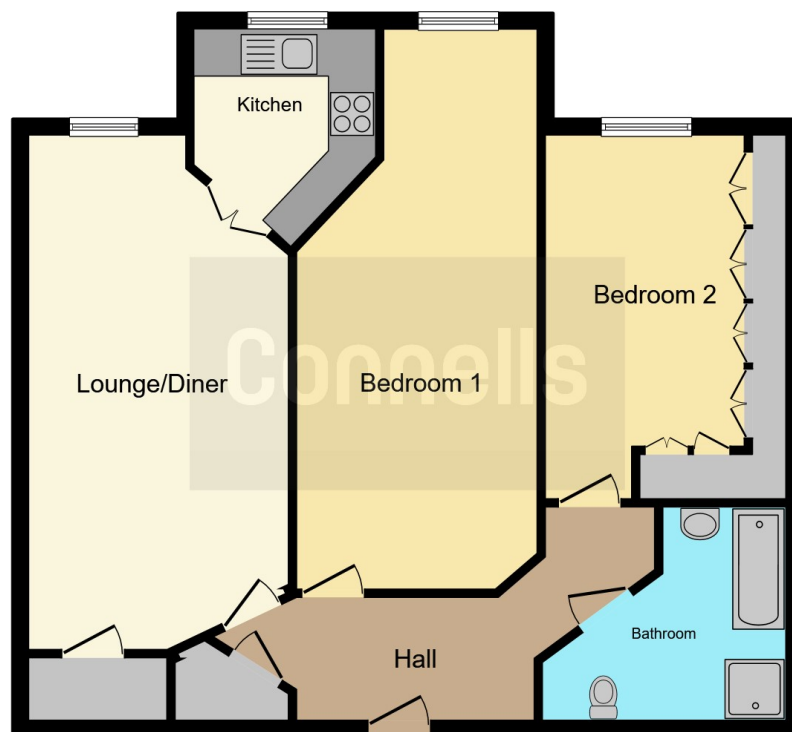












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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30 High Street  
 HORLEY RH6 7BB

EPC Rating: C Council Tax  
 Band: D

Service Charge:  
 12000.00

Ground Rent:  
 580.00

Tenure: Leasehold

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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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