



Derant House Lumley Road  
HORLEY



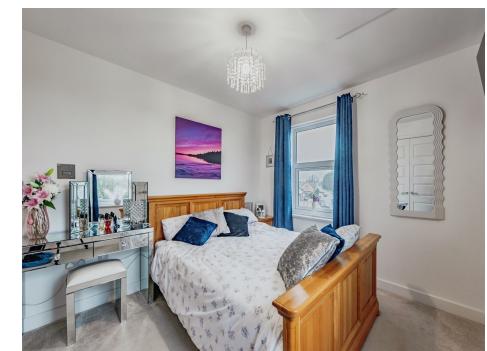
### Property Description

The accommodation comprises an entrance hall leading through to a bright and spacious open plan kitchen/living/dining area, benefitting from two windows that allow plenty of natural light. The modern kitchen is fitted with an electric hob and oven, washing machine, and fridge/freezer, providing a practical and contemporary space for everyday living. Two infrared heating panels serve the living area, helping to keep running costs low.

The double bedroom enjoys a dual aspect outlook, offering a light and airy feel, and features built-in double wardrobes along with its own infrared heating panel. Completing the accommodation is a modern shower room, fitted with a white suite comprising WC, wash hand basin, shower cubicle and infrared heated mirror.

Externally, the property benefits from an allocated parking space. Additional advantages include low service charges of approximately £84.90 per month, low heating costs, and solar panels providing hot water, enhancing the property's energy efficiency. An additional safety feature is a "Mistek" mist-style fire extinguisher in the living area and bedroom.

An appealing and economical apartment in a convenient and well-connected location.









Total floor area 43.3 m<sup>2</sup> (466 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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: B    Service Charge: 1008.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404963](http://connells.co.uk/Property/HLY404963)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2024. 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: HLY404963 - 0003