



**Victoria Road, Horley, RH6 7AB**



**welcome to**

**Victoria Road, Horley**

\*Guide Price £260,000-£270,000\*\* Fox & Sons are delighted to bring to the market this two-bedroom apartment located in the heart of the vibrant town centre of Horley. The home features a spacious hallway with storage cupboards, open planned kitchen/living room/dining area.





Total floor area 80.4 m<sup>2</sup> (866 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.focalagent.com](http://www.focalagent.com)

welcome to

## Victoria Road, Horley

- Two Bedroom Apartment
- Spacious Hallway With Storage Cupboards
- Kitchen/Living/ Dining Area
- En-suite & Family Bathroom
- One Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£260,000-£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRA111285](https://fox-and-sons.co.uk/Property/CRA111285)



Property Ref:  
CRA111285 - 0003

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## Property Description

Fox & Sons are delighted to bring to the market this two-bedroom apartment located in the heart of the vibrant town centre of Horley. Upon entering the property, you are greeted with a spacious hallway with two storage cupboards and access into each room.

The open plan kitchen is to the back of the apartment benefiting from natural light from the window. The kitchen includes wall and base units with work-surfaces over, integrated oven, hob, and extractor fan. Space for a washing machine and fridge freezer. The lounge has plenty of space for sofa and freestanding furniture and a small table.

The primary bedroom is spacious for a double bed and freestanding wardrobes with access into the en-suite. The en-suite comprises of WC, wash hand basin and shower cubicle. The second bedroom is to the rear of the property is another great size with space for a bed and wardrobes. The family bathroom comprises of WC, wash basin and bath with shower attachment and glass shower screen.

Externally, the property includes an allocated parking space and is within walking distance to the train station.

  
fox & sons



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