



Lumley Court

Brighton Road, Horley, Surrey, RH6 7JE

Guide price - £180,000

Property Features

- Modern one bedroom apartment
- Double bedroom with wardrobe
- Modern kitchen and bathroom
- Allocated parking space
- Well-kept communal grounds
- Extended lease & expansive loft space
- Double aspect living area
- Radiator central heating with combination boiler
- 0.5 miles to Horley town center/station
- No onward chain



Full Description

Located in the highly desirable town of Horley in Surrey is this well presented and spacious top floor apartment located in Lumley Court, just half a mile from both the town centre and main-line train station. Traveling to London, the coast and many places in between is a breeze plus London Gatwick Airport is also just one train stop away for international travel.

Unique features of this property are an extended lease with circa 189 years remaining and use of an expansive loft space. In our opinion the property would make an excellent first time or investment purchase and as such early internal viewings are recommended to avoid missing out.

Upon entry to the flat on the first floor there is an entrance hall with built in storage cupboard and access to a dual aspect living area allowing plenty of light to flood the room, modern kitchen, double bedroom with a large built in wardrobe plus a modern white suite bathroom with independent shower (over the bath).

The property also features central heating to radiators with a gas fired combination boiler and is offered for sale with no onward chain. It has also been recently redecorated throughout and is ready for immediate occupation.

Outside there is an allocated parking space in a tidy car park adjoining the block and communal grounds.

To book an appointment to view and/or for further information please call 01293 561188 or visit www.greenawayresidential.com.



LIVING AREA

11' 6" x 16' 3" (3.51m x 4.95m) max

KITCHEN

5' 5" x 9' 6" (1.65m x 2.9m)

BEDROOM

12' 0" x 13' 11" (3.66m x 4.24m) max plus wardrobe space



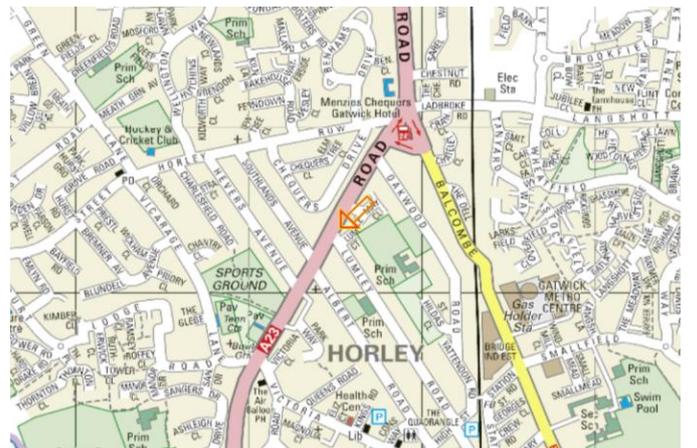
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



DIRECTIONS

From Horley railway station head in a northerly direction along Victoria Road. Take the second right onto Consort Way East and at the end of the road pass straight over onto Lumley Road. Lumley Court is the last block on the right hand side just as Lumley Road meets Brighton Road.



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 43.7 sq. metres (470.2 sq. feet)

Boscobel House
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RH10 1DD

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements