



Lumley Road, Horley, RH6 7LB

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated on the top floor of the popular Elbourne House development, this well-presented one-bedroom flat offers bright and spacious accommodation in an incredibly convenient location. Perfect for first-time buyers, investors or commuters, the property is just a short walk from Horley town centre, Horley station and local amenities, providing excellent transport links to London, Gatwick Airport and surrounding areas.

The flat features a generous open-plan living and kitchen area, creating a modern and sociable space ideal for both relaxing and entertaining. The double bedroom is well-proportioned with plenty of natural light, while the bathroom is finished to a good standard. Further benefits include gas central heating, secure entry system and no onward chain. Elbourne House is ideally positioned for easy access to shops, cafés, supermarkets and leisure facilities, making day-to-day living both practical and enjoyable. Horley station offers direct services to London Victoria, London Bridge and Brighton, making this an excellent choice for commuters. The property also benefits from being close to Gatwick Airport, yet tucked away in a convenient residential setting.

With a long remaining lease and excellent access to transport links, this attractive flat represents a fantastic opportunity to enjoy modern living in the heart of Horley.

Starting Bid £125,000 Leasehold

Lumley Road, Horley, RH6 7LB



- Large One Bedroom Flat
 - EPC Rating C
 - Annual Ground Rent £0
 - Gas Central Heating
 - Central Location
 - Annual Service Charge £2732
 - Open Plan Lounge / Kitchen
 - Remaining Term 77 years
 - Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'

Entrance Hall

Living/ Kitchen/ Dining Area
22'1" x 13'1" (6.73 x 3.99)

Bedroom
13'11" x 10'3" (4.24 x 3.12)

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online

auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the

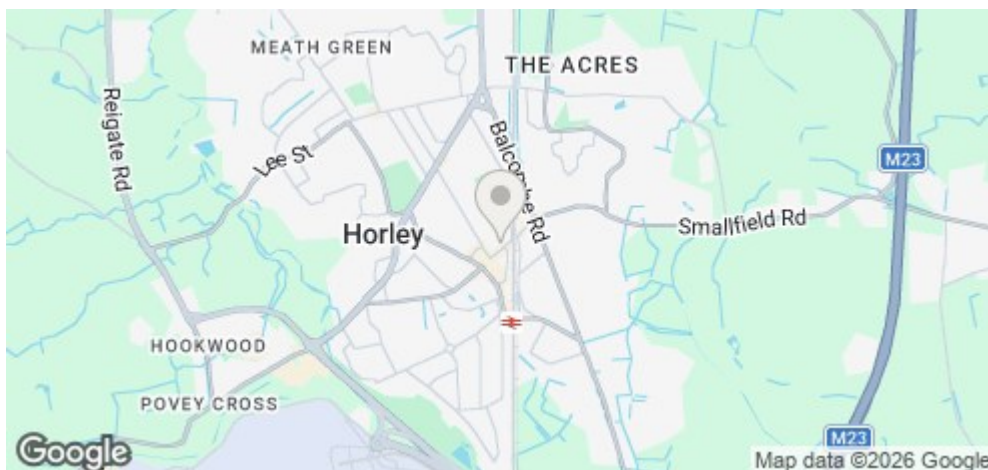
buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

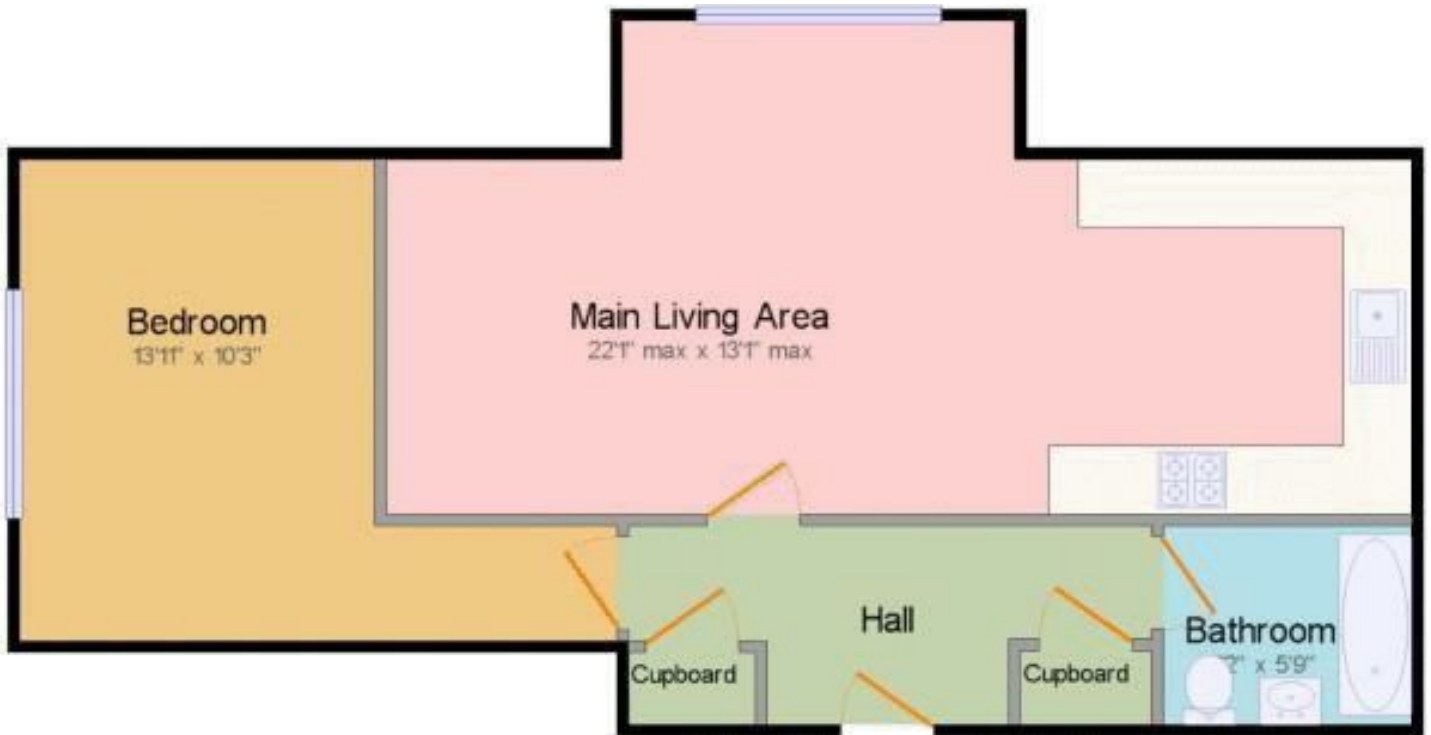
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	