



Connells

Dakota House Hoadley Road
Horley

Dakota House Hoadley Road Horley RH6 8SW

for sale
£290,000



Property Description

Offered to the market with no onward chain, this stylish two-bedroom upper-floor apartment enjoys a wonderful open outlook across surrounding fields and forms part of a popular modern development.

The property is accessed via a welcoming entrance hall, providing access to all principal rooms and benefiting from a generous storage cupboard. At the heart of the home is a bright and spacious open-plan kitchen, dining and living area, creating an ideal space for both relaxing and entertaining. Large doors open onto a private balcony, where buyers can enjoy far-reaching views over open fields, offering a rare sense of space and tranquillity.

The contemporary kitchen is well-appointed with ample worktop and cupboard space, while a separate utility cupboard provides practical storage and room for household appliances.

There are two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom which could equally serve as a guest room, home office or nursery. The accommodation is completed by a modern family bathroom fitted with a stylish suite.

Externally, the property benefits from an allocated parking space and well-maintained communal areas. The apartment also benefits from approximately five and a half years remaining on the NHBC warranty, offering

additional peace of mind for prospective purchasers.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 65.9 m² (709 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

Connells

To view this property please contact Connells on

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30 High Street
 HORLEY RH6 7BB

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1725.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY405233

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: HLY405233 - 0003