



Connells

Wavertree Court Massetts Road
Horley

Wavertree Court Massetts Road Horley RH6 7BP

for sale guide price
£80,000



Property Description

Located within a sought-after retirement development, this spacious and well-presented first-floor apartment offers comfortable and secure living for the over-55s. The property features a bright and airy lounge, a well-equipped kitchen, and two generous double bedrooms, providing ample space for guests or hobbies. The bathroom includes a convenient wet room shower area.

Residents enjoy access to a range of excellent on-site facilities, including a communal lounge, subsidised restaurant, laundry room, mobility buggy store, and beautifully maintained gardens. A guest suite is available for visiting family or friends, and there is residents' parking on-site. For peace of mind, the development offers a lift to all floors and 24-hour warden assistance.

Ideally situated within walking distance of Horley town centre, the train station, and local bus routes, this property combines independence with community and support - perfect for a relaxed retirement lifestyle.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.









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

To view this property please contact Connells on

T 01293 785 346
E horley@connells.co.uk

30 High Street
 HORLEY RH6 7BB

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 13278.00

Ground Rent:
 475.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404962

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2006. 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.

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