



Gellar Court, Station Approach, Horley

Guide Price £225,000 – £240,000



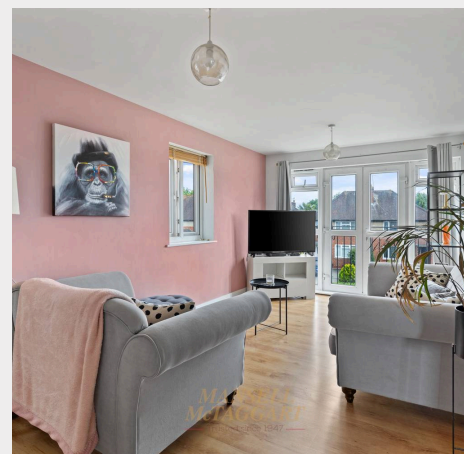
**MANSELL
McTAGGART**
— Trusted since 1947 —



- No chain
- Two double bedrooms
- Modern and stylish open plan "L" shaped living/kitchen/dining area
- Bright and airy dual aspect living area with French doors and Juliet balcony
- Contemporary tiled bathroom
- Central location in Horley, within easy walking distance to Horley town and mainline station and Gatwick Airport
- Permit parking available
- No ground rent
- Council Tax Band 'C' and EPC 'B'

Presenting this stunning two bedroom apartment with NO CHAIN boasting a tasteful blend of modern design and functionality. The property features two generously sized double bedrooms complemented by a bright and spacious L-shaped living accommodation and being well decorated throughout.

Upon approach to the block, you will notice the parking area available and secure telecom system giving access to the block. Stairs lead to the first floor where the property is located.



Entering the property, there is a spacious hallway with access to 2 large storage cupboards and all rooms. Both bedrooms are comfortable doubles, with bedroom 1 benefitting from fitted storage. The heart of the home is the open plan living/dining/kitchen area, offering a seamless flow with ample space for unwinding and entertaining.

The well-equipped kitchen boasts plenty of stylish wall and base units with space for white goods. The dining area effortlessly accommodates a large table and any freestanding furniture you may wish. The dual aspect living area is flooded with natural light, enhanced by French doors opening to a Juliet balcony.

Additional features include visitors parking permit, conveniently situated in the heart of Horley, residents will appreciate the proximity to Horley town and mainline station and Gatwick airport, making commuting a breeze and enabling easy access to local amenities.

Lease Details

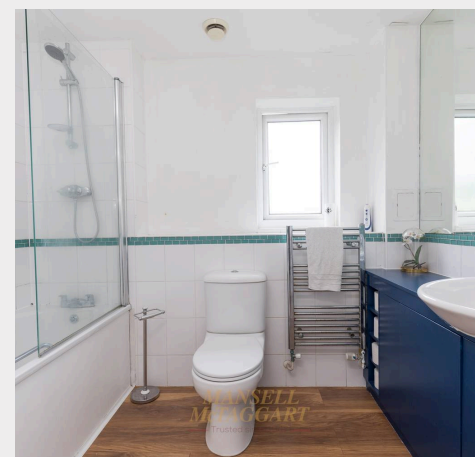
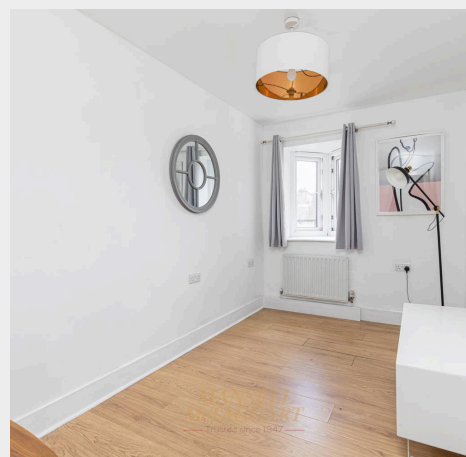
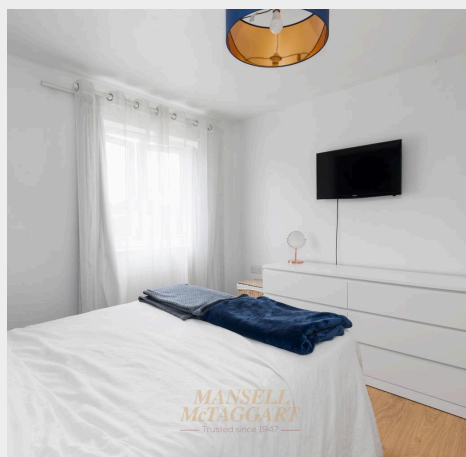
Length of Lease: 99 years from 1 August 2008 (81 years remaining 2026)

Annual Service Charge – £3,645.96

Service Charge Review Period – April

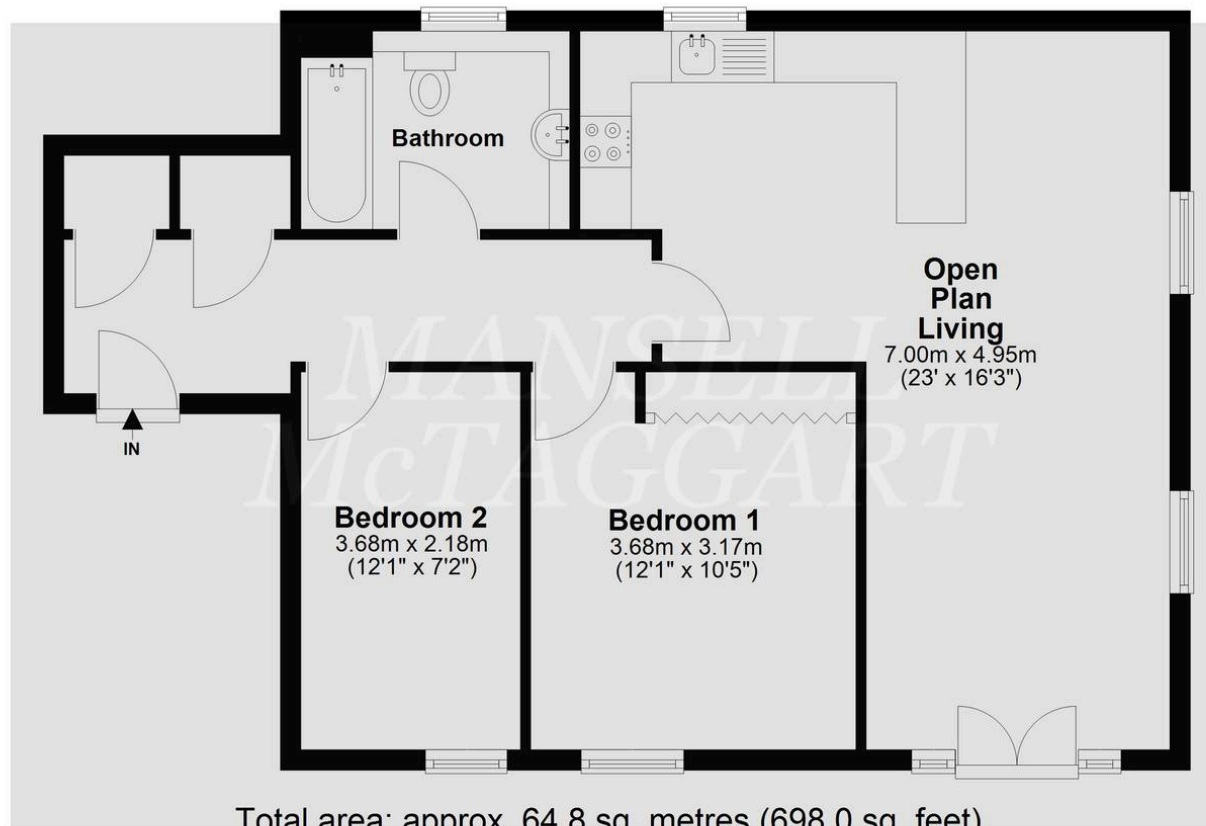
Annual Ground Rent – None

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

Mansell McTaggart Horley

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