

Connells

Sovereign Walk
Horley

Sovereign Walk
Horley RH6 7HG

for sale guide price
£265,000







Property Description

Located within a sought-after modern development in the centre of Horley, this exceptional two-bedroom ground floor apartment offers stylish and contemporary accommodation throughout, coupled with the rare benefit of its own private outdoor terrace.

Upon entering, a spacious entrance hall provides access to all rooms and benefits from useful built-in storage. The heart of the home is the impressive open plan kitchen, living and dining area, creating a superb space for both everyday living and entertaining. The modern fitted kitchen features a range of contemporary units, integrated appliances and ample worktop space, while the living area enjoys direct access to the private terrace, seamlessly blending indoor and outdoor living.

The principal bedroom is a generous double room complete with fitted wardrobe space and a sleek en-suite shower room finished to a high standard. A second well-proportioned double bedroom provides flexibility for guests, home working or additional accommodation and is served by a modern family bathroom.

Externally, the property enjoys a private terrace seating area, perfect for relaxing or entertaining, alongside attractive communal grounds maintained as part of the development.

Conveniently positioned just a short walk from Horley town centre, residents benefit from easy access to a range of shops, cafés, restaurants and excellent transport links, including Horley mainline station and Gatwick Airport. Finished to a high specification throughout,

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



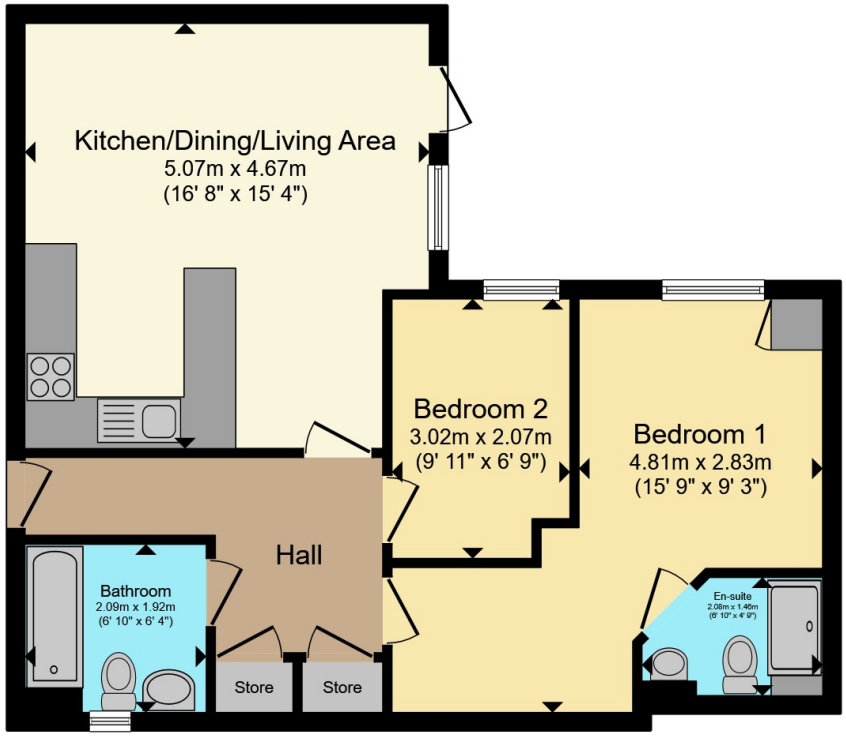












Total floor area 59.1 m² (636 sq.ft.) approx

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

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

30 High Street
HORLEY RH6 7BB

EPC Rating: B

Council Tax Band: C

Service Charge: 1300.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY405198

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.