



Roffey Close, Horley

Guide Price £220,000 - £250,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 2 Well proportioned bedrooms
- Private entrance
- Close to Horley recreational ground, transport links, shops and amenities
- Superb living/dining space with large windows allowing in lots of light
- Stones throw to Horley town centre & Gatwick airport
- Low service charge and ground rent
- Council Tax Band 'B' and EPC 'C'

A well presented and surprisingly spacious 2 double bedroom maisonette, with its own private entrance, communal gardens and located in a convenient spot in Horley, within close proximity of the town centre, Gatwick Airport, transport links and much more.

Entering the property, you are met by a staircase, which leads to the first floor, which this maisonette encompasses. there is a well presented kitchen area with stylish wall and base units, wood tops and space for white goods. the living/dining room is an amazing space, with ample space for any freestanding furniture you may wish and dwarfing that in similar properties you may see. The bedrooms are both comfortable double rooms with space for beds and furniture. Finally, is the bathroom which is finished to white suite.

There is on road parking available and communal gardens available.



## Lease Details

Length of Lease: 91 years left (2025)

Annual Service Charge – £1,000

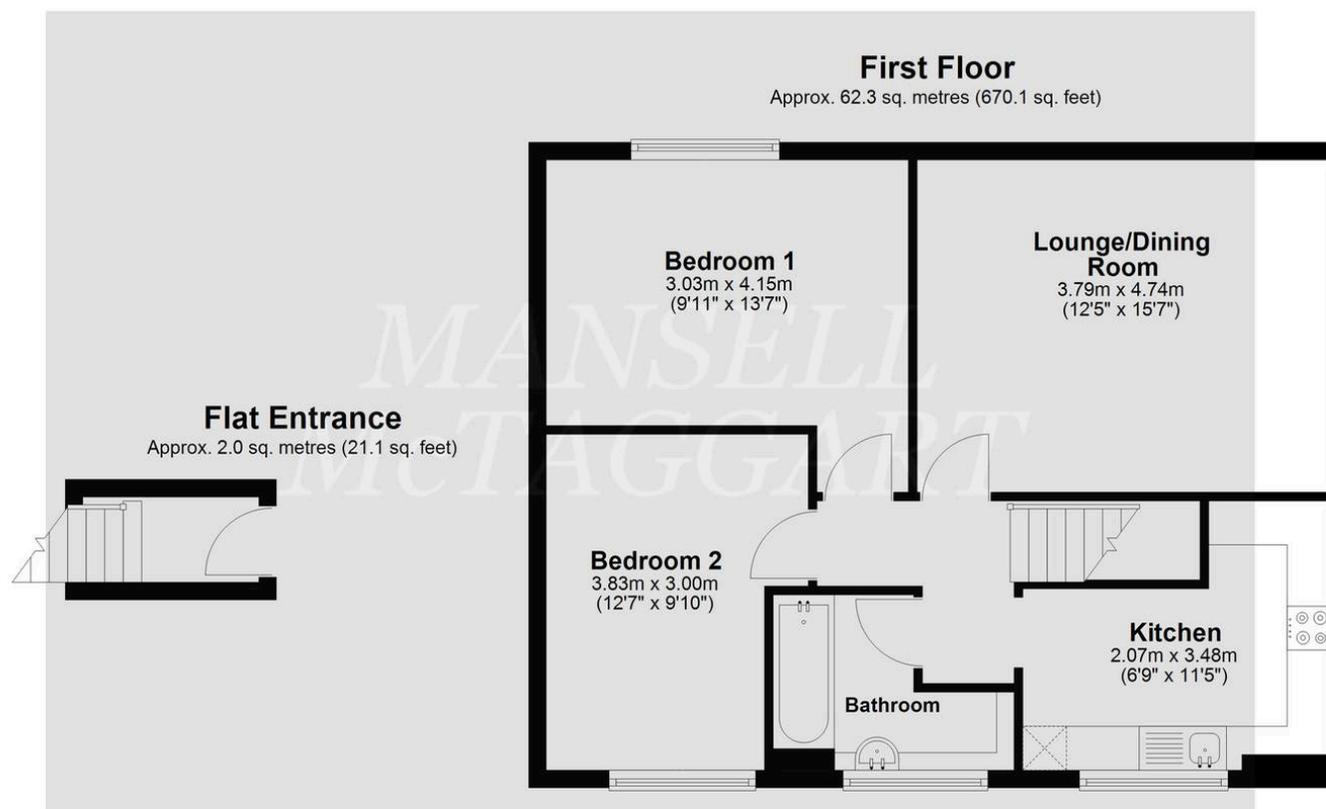
Service Charge Review Period – December

Ground Rent – £10.00 per month

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

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.





**Total area: approx. 64.2 sq. metres (691.3 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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