



**Connells**

Greenwood Green Lane  
ShIPLEY BRIDGE



### Property Description

A well-presented first floor, purpose built flat offering two generous double bedrooms, ideal for a first-time buyer or investors alike.

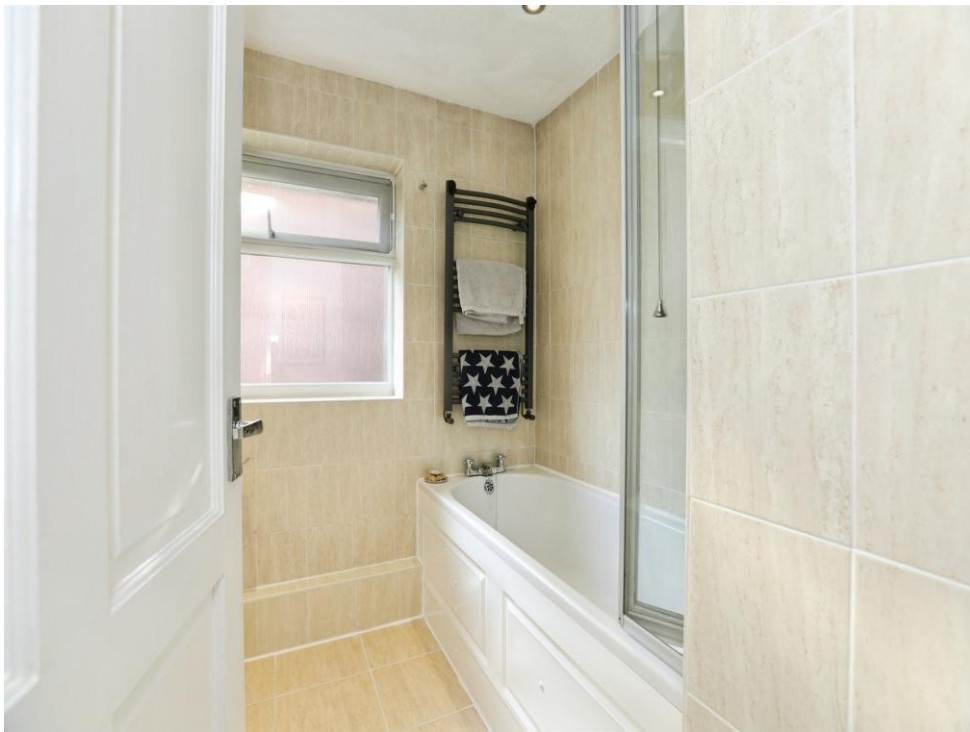
Both bedrooms benefit from fitted wardrobes, providing excellent storage. The property also features a spacious living/dining room, a fitted kitchen, and a modern bathroom, all thoughtfully arranged to provide comfortable and practical living space.

Set within well-maintained communal grounds, the flat enjoys a peaceful setting between Copthorne village and Horley town, with easy access to local amenities and excellent countryside walks nearby.

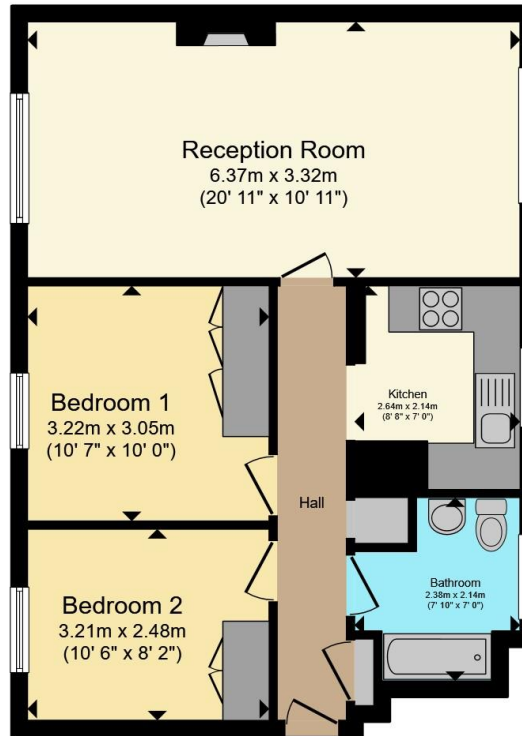
Further benefits include allocated parking to the front and a share of freehold, making this an attractive and secure investment opportunity.











Total floor area 56.4 m<sup>2</sup> (607 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](http://www.propertybox.io)



To view this property please contact Connells on

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4 Copthorne Bank  
 COPTHORNE RH10 3QX

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COP404386](http://connells.co.uk/Property/COP404386)**

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.

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