



Grovelands, Horley

Guide Price £190,000 – £200,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- A beautifully presented and spacious one double bedroom first floor flat
- NO ONWARD CHAIN
- Share of Freehold
- Lease length of 945 years
- Beautifully maintained communal grounds and hallways
- Stunning large windows providing heaps of natural light
- Separate kitchen
- Located just minutes away from the town centre
- Garage en-bloc
- Council Tax Band 'B ' and EPC 'tbc'

Introducing this beautifully presented one double bedroom first floor apartment, ideally situated on a quiet road in the heart of Horley town centre and offered to the market with no onward chain.

Upon approach to the development, you will notice the ample communal parking and well-maintained communal grounds. The building benefits from a secure telecom entry system, providing access to the neatly kept communal areas and staircase leading to the first floor where the apartment is located.

Internally, the property welcomes you with a spacious entrance hallway, offering access to all rooms as well as multiple useful storage cupboards.



The kitchen is well-proportioned and fitted with a range of wall and base units, an integrated AEG oven and hob, and space for additional freestanding appliances.

The living/dining room forms the heart of the home and benefits from a large window overlooking the communal grounds, creating a bright and airy space. The room comfortably accommodates multiple sofas, a coffee table, television unit, and a 4-6 person dining table, making it ideal for both relaxing and entertaining.

The bedroom is a well-sized double room, easily accommodating a king-size bed along with additional freestanding furniture. The room also benefits from fitted wardrobes and a large window overlooking the rear of the property, allowing plenty of natural light.

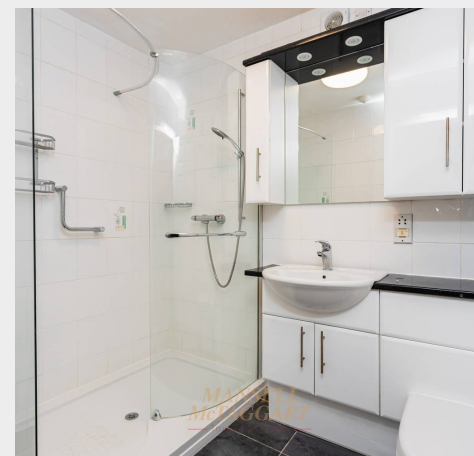
Externally, the property further benefits from a garage en-bloc, complete with an electric door and power supply, offering excellent additional storage or secure parking.

LEASE TERMS – SHARE OF FREEHOLD

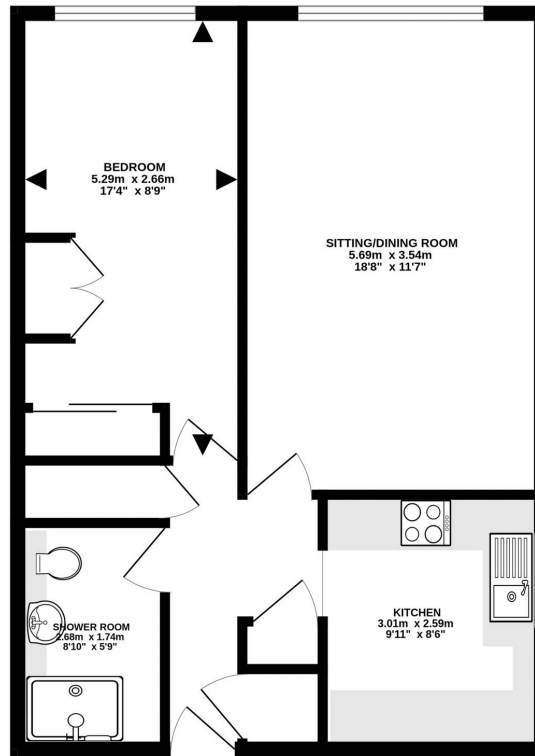
Length of Lease: 945 years remaining (2026)
Annual Service Charge: £2,400

Service Charge Review Period – July

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



GROUND FLOOR
53.9 sq.m. (581 sq.ft.) approx.



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TOTAL FLOOR AREA : 53.9 sq.m. (581 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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