

Magnolia Court, Victoria Road, Horley

£65,000

MANSELL McTAGGART
Trusted since 1947









- NO ONWARD CHAIN
- One-bedroom retirement apartment exclusively for the over 60s
- Spacious lounge/dining room with access to a Juliet balcony
- Convenient access to local shops, amenities and Horley railway station
- Conveniently positioned within walking distance of Horley town centre
- Separate fitted kitchen with a range of units and integrated waist-height oven
- Shower room with walk-in shower and fitted storage
- Well-maintained communal gardens with outdoor seating areas
- Established retirement development with lift access
- Council Tax Band 'C' and EPC 'C'

Situated in the heart of Horley, this one-bedroom retirement apartment is exclusively available to residents aged 60 and over, offering spacious and practical accommodation within easy reach of the town centre, local amenities and transport links.

The property features a generously sized lounge/dining room, providing ample space for both living and dining furniture, with a Juliet balcony allowing plenty of natural light into the room. A separate fitted kitchen offers a range of wall and base units, alongside an integrated oven and space for essential appliances.

The double bedroom is well proportioned, while the accommodation is completed by a shower room comprising a walk-in shower enclosure, wash basin, WC and useful fitted storage.

Outside, residents can enjoy attractive communal gardens, featuring established planting, paved pathways and several seating areas, providing a pleasant space to relax and socialise.

The development is conveniently positioned in central Horley, with a variety of shops, cafés, supermarkets and everyday amenities nearby. Horley railway station also provides connections towards London and the South Coast, making this a practical choice for those seeking a well-located retirement property.

Lease Details

Length of Lease: 63 years remaining (2026)

Annual Service Charge – £3,000

Service Charge Review Period – April

Annual Ground Rent - £0

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



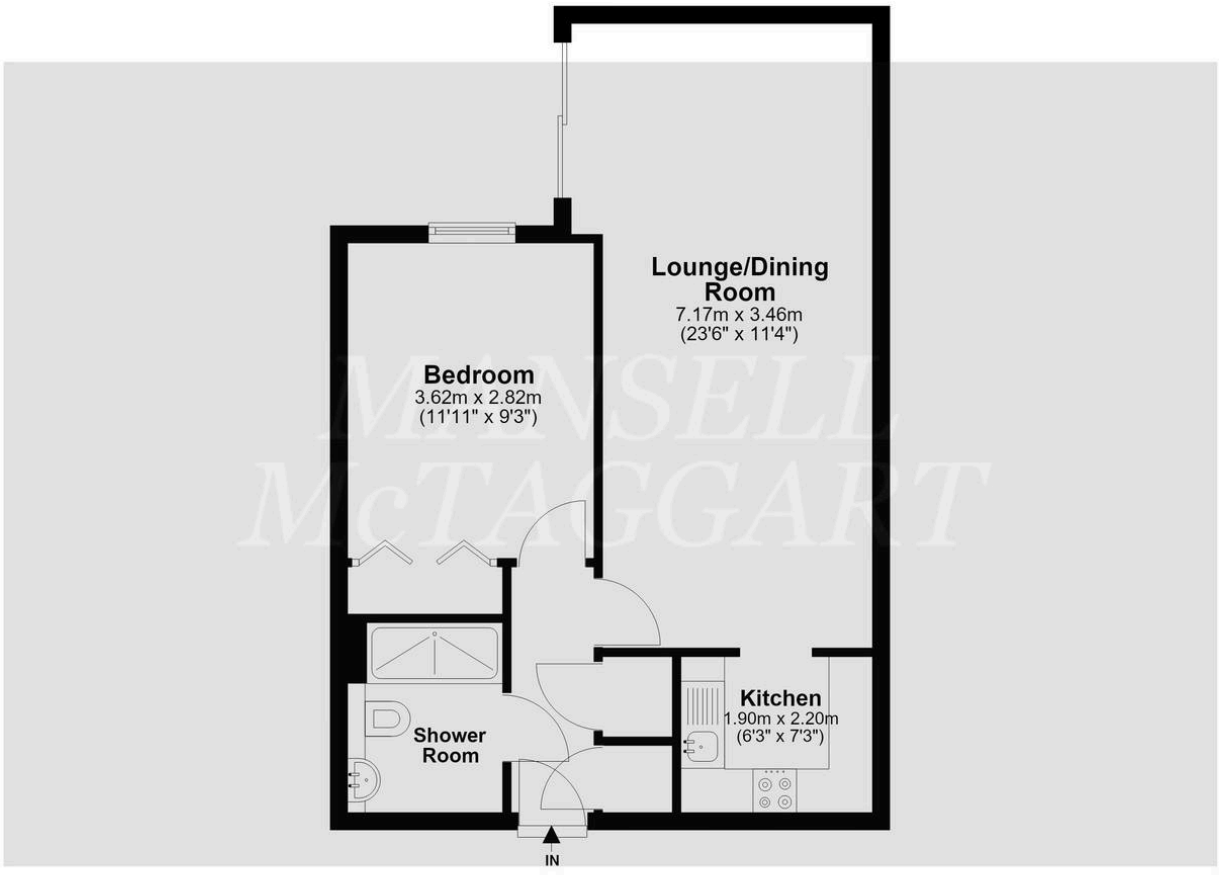






Second Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 48.4 sq. metres (520.6 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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