



Russells Crescent, Russell Square, Horley

In Excess of £274,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Open Plan Kitchen/Lounge
- South Facing Balcony
- Central Location
- Two Double Bedrooms
- Council Tax Band 'D' and EPC 'B'

A spacious second floor apartment, ideally located in the town centre within walking distance to local amenities and Horley train station.

This apartment offers fitted storage just off the hallway, before leading to the open plan kitchen/living area, which is flooded with natural light from the large windows. The living area also boasts access to the balcony.

The rest of the property offers a master bedroom benefitting from a built in wardrobe, as well as a spacious bathroom with a shower over top of the bath, and second double bedroom.

The property benefits from a secure door entry system, lifts to all floors and allocated underground parking.

Lease Details

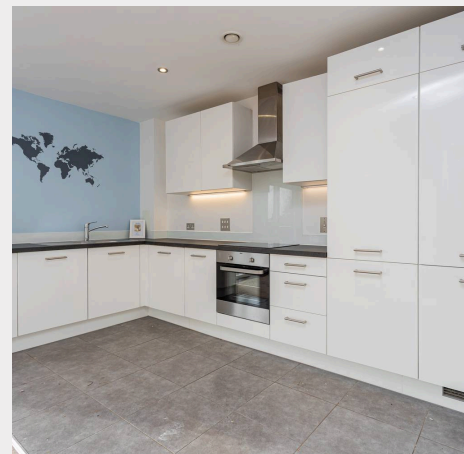
Length of Lease: 87 years remaining (2025)

Monthly Service Charge – £233.77

Service Charge Review Period – April

Annual Ground Rent – £250

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

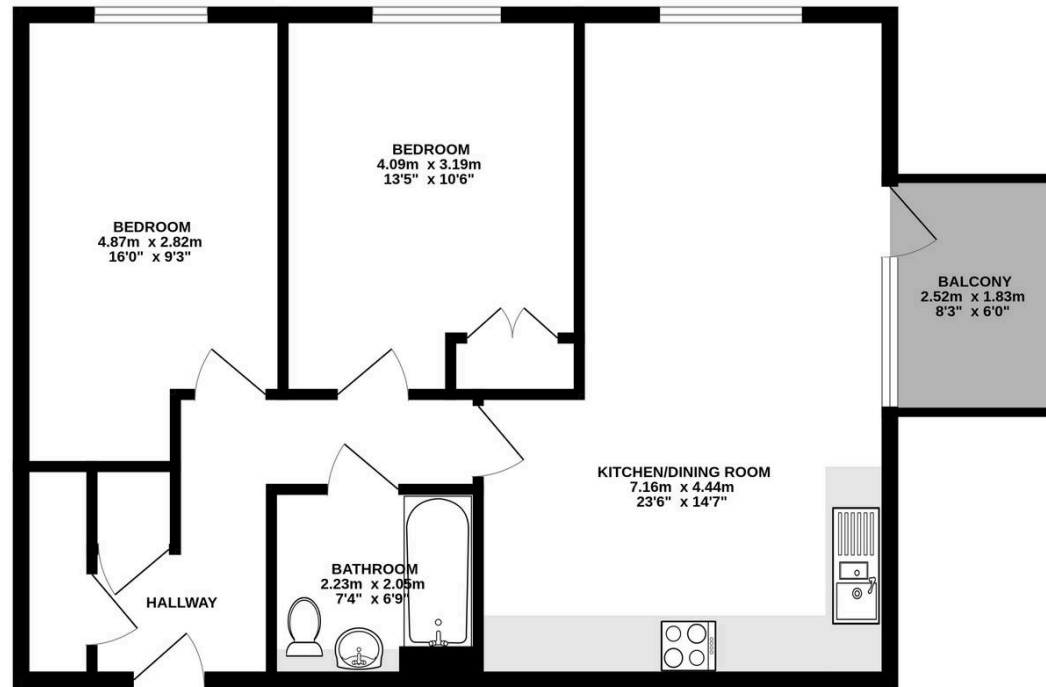


Location

Ideally located in the town centre within walking distance to local amenities and Horley train station.



GROUND FLOOR
66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 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.
Made with Metropix ©2024



Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.