



Mitchell Court, 22 Massetts Road, Horley

Guide Price £120,000 - £130,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- NO CHAIN
- Spacious two-bedroom ground floor retirement apartment
- Set within the popular Mitchell Court
- Highly convenient Horley town centre location
- Generous sitting/dining room with direct access outside
- Separate fitted kitchen
- Two well-proportioned bedrooms
- Access to communal facilities and residents' parking
- Council Tax Band 'D' and EPC 'C'

The property offers well-proportioned accommodation throughout, measuring approximately 701 sq.ft., and would be ideal for those looking for a convenient, low-maintenance home within easy reach of local shops, amenities and transport links.

Upon entering the property, you are welcomed into a generous entrance hall, providing access to all rooms and offering a good sense of space from the outset.

The sitting/dining room is a particularly good size, with ample room for both lounge and dining furniture. A door leads directly outside, giving the room a bright and pleasant feel, while also providing easy access to the communal gardens.

The kitchen is accessed from the sitting/dining room and is fitted with a range of wall and base units, work surfaces, sink, hob, oven and space for additional appliances.



There are two well-proportioned double bedrooms, both offering excellent space for freestanding furniture. The larger of the two is particularly generous, while the second still comfortably works as a double bedroom and could also be used as a study or hobby room if preferred.

The accommodation is completed by a shower room, fitted with a walk-in shower, wash hand basin and WC.

Mitchell Court is a well-regarded retirement development, offering well-maintained communal areas, residents' facilities and parking. Its central Horley location is a real benefit, with the town centre, shops, cafes, bus routes and Horley train station all within easy reach.

Additional benefits include a full-time on-site manager, emergency alarm pull cord system, guest suite available from £30 per night, and regular social events, including a coffee morning every Wednesday, among other activities.

### Lease Details

Length of Lease: 103 years remaining (2026)

Annual Service Charge – £5,717.16

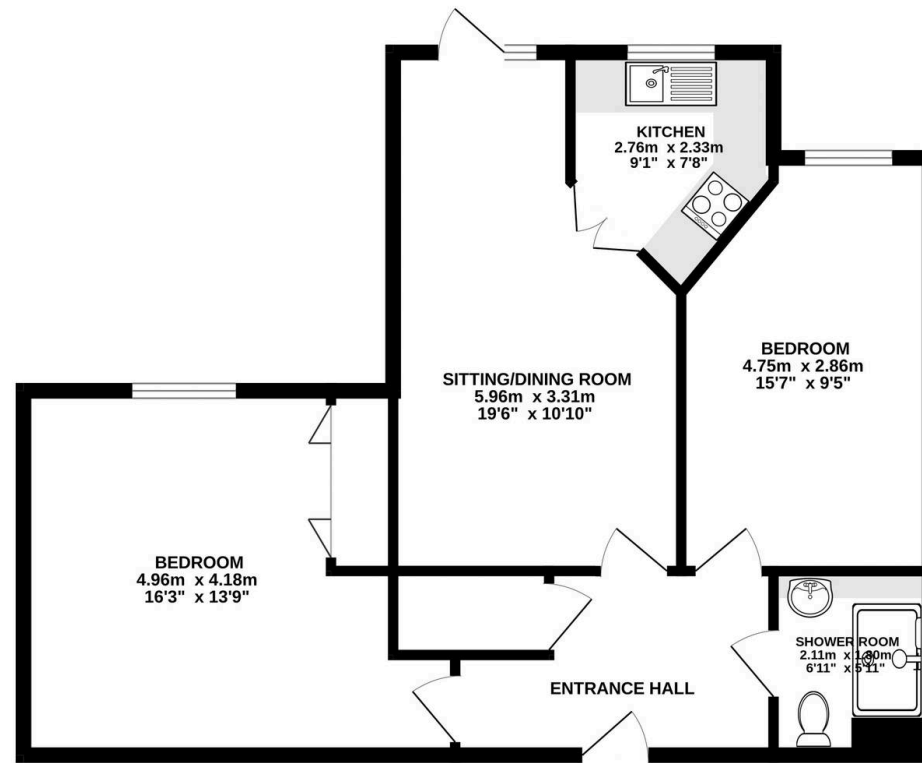
Service Charge Review Period – March

Annual Ground Rent – £460

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



GROUND FLOOR  
65.1 sq.m. (701 sq.ft.) approx.



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TOTAL FLOOR AREA: 65.1 sq.m. (701 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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## Mansell McTaggart Horley

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