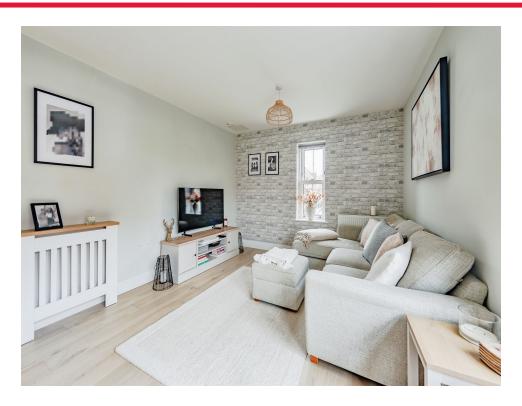


Connells

Woodpecker House Webber Street Horley

# Woodpecker House Webber Street Horley RH6 8NQ







## **Property Description**

This well-presented two-bedroom, two-bathroom first-floor apartment is located in the sought-after Westvale Park development in Horley. The property boasts a bright and airy open-plan lounge/kitchen, featuring integrated appliances and a double aspect that floods the space with natural light, creating a welcoming environment for both relaxation and entertaining.

The master bedroom benefits from an ensuite shower room and built-in wardrobes, offering a peaceful retreat, while the second bedroom is perfect for guests, a home office, or a growing family. The family bathroom is modern and well-appointed, serving both the second bedroom and the apartment as a whole.

Further highlights include allocated parking and the added advantage of being sold with no onward chain, making for a straightforward move. This apartment offers a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance, contemporary home in a desirable location.

#### **Entrance Hall**

Phone entry, boiler cupboard, storage cupboard, radiator

## Lounge / Kitchen

23' 9" x 10' 11" ( 7.24m x 3.33m )

Two double glazed (dual aspect) windows, eye level and base units, gas hob, electric oven, integrated dishwasher, washing machine, fridge freezer, work surfaces

### **Bedroom One**

16' 9" x 9' 7" ( 5.11m x 2.92m )

Two double glazed ( dual aspect) windows, built in wardrobes, radiator

#### En Suite

Double glazed window, shower cubicle, wash hand basin, W.C, heated towel rail, shaver point, extractor fan

#### **Bedroom Two**

12' 11" x 9' 5" ( 3.94m x 2.87m ) Double glazed window, radiator

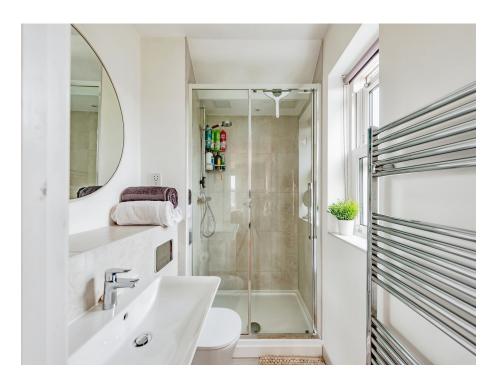
#### **Bathroom**

Bath with shower over, wash hand basin, W.C, heated towel rail, shaver point, extractor fan

















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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.focalagent.com

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## T 01293 785 346 E horley@connells.co.uk

30 High Street HORI FY RH6 7BB

EPC Rating: B

Council Tax

Service Charge:

Ground Rent: 210.00

Tenure: Leasehold Band: C 2148.00

# view this property online connells.co.uk/Property/HLY404568

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as





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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