



Marigold Court, 86 Brookfield Drive, Horley

Guide Price £230,000 – £240,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



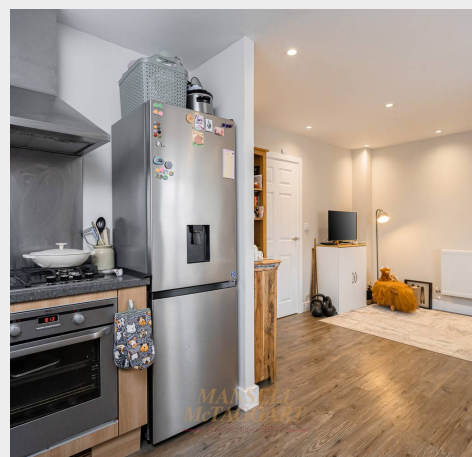
- Spacious one-bedroom top-floor apartment
- Sought-after The Acres development
- Bright open-plan living accommodation
- Generously sized principal bedroom
- Modern bathroom with bath and separate shower
- Useful built-in storage
- One allocated parking space
- Additional visitor parking available
- Council Tax Band 'C' and EPC 'tbc'

Introducing this spacious and well-presented one-bedroom top-floor apartment, set within the sought-after The Acres development. The property offers bright, well-proportioned accommodation together with an allocated parking space and additional visitor parking.

Upon entering the apartment, a welcoming entrance hall provides access to the principal rooms and useful built-in storage.

At the heart of the home is the bright open-plan kitchen, living and dining room. The living area provides ample space for comfortable seating and a dining table, while a large window allows plenty of natural light into the room.

The kitchen is fitted with a comprehensive range of wall and base units, complemented by work surfaces, an inset sink and fitted cooking appliances. Its open arrangement creates a sociable and practical space for everyday living.



The bedroom is particularly generous, with room for additional furniture and a fitted range of wardrobes providing excellent storage.

Completing the accommodation is a modern bathroom featuring a bath, separate shower enclosure, wash basin and WC.

Externally, the property benefits from one allocated parking space, with further visitor parking available within the development.

The Acres is a popular residential development, conveniently positioned for access to local amenities, transport links, 24 hour bus directly to Gatwick Airport and the surrounding towns and villages.

An internal viewing is highly recommended to fully appreciate the generous accommodation, attractive presentation and desirable position of this impressive top-floor apartment.

Lease Details

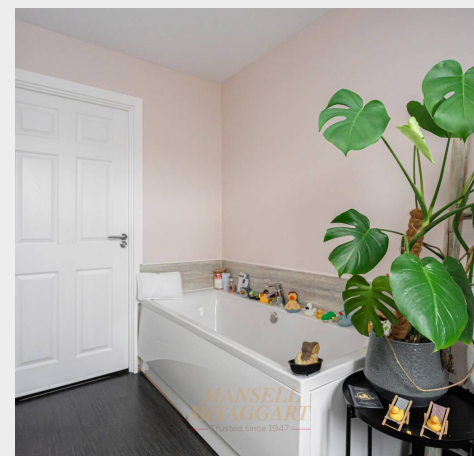
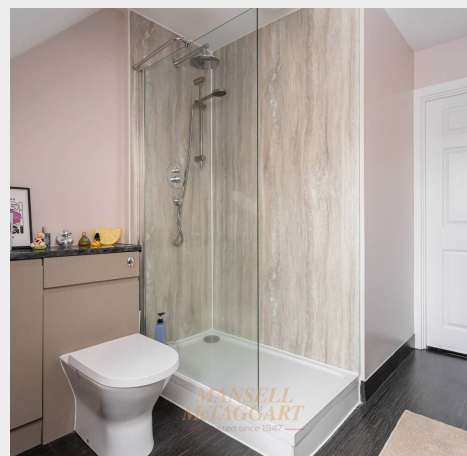
Length of Lease: 109 years remaining (2026)

Annual Service Charge – £2,599.30

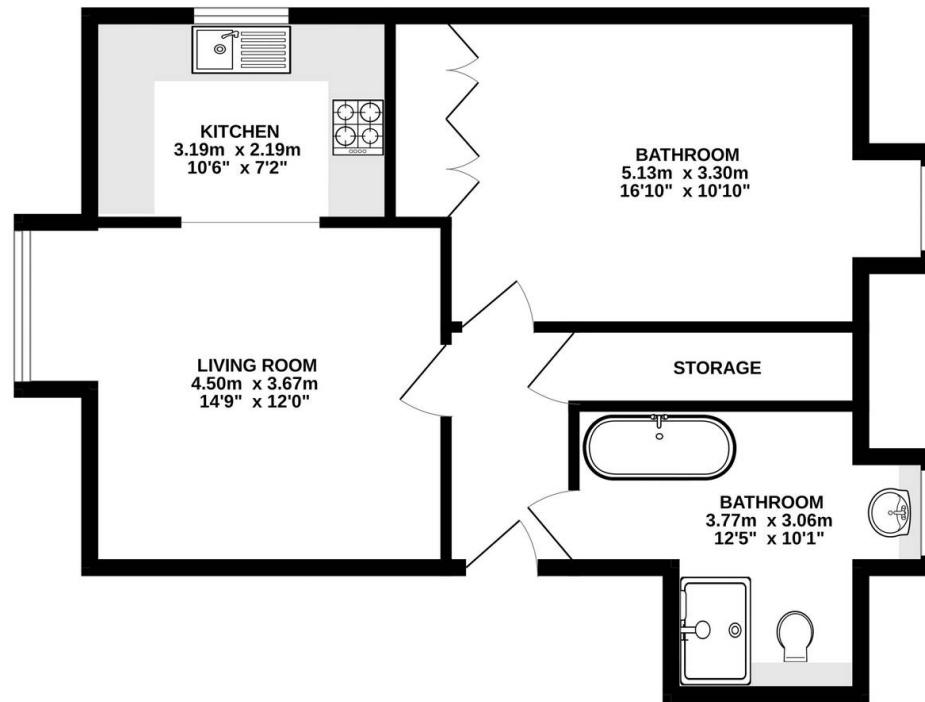
Service Charge Review Period – April

Annual Ground Rent – £100

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



GROUND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



**MANSELL
McTAGGART**

TOTAL FLOOR AREA: 53.7 sq.m. (578 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 ©2020



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.