



# Wagtail House Blunden Way Horley RH6 8GJ

for sale  
**£150,000**



## Property Description

Offered to the market with no onward chain, this impressive two-bedroom second floor apartment is located within the highly desirable Westvale Park development in Horley and provides generous, well-planned living accommodation throughout.

Upon entering, you are welcomed by a spacious entrance hall with ample storage, setting the tone for the excellent floor space found across the property. The heart of the home is the substantial open plan kitchen, living and dining area, creating a fantastic space for both everyday living and entertaining. The modern kitchen is fitted with a range of integrated appliances and enjoys plenty of worktop and cupboard space.

A standout feature of the apartment is the stunning Juliet balcony which allows natural light to flood the living area, creating a bright and airy feel throughout the home.

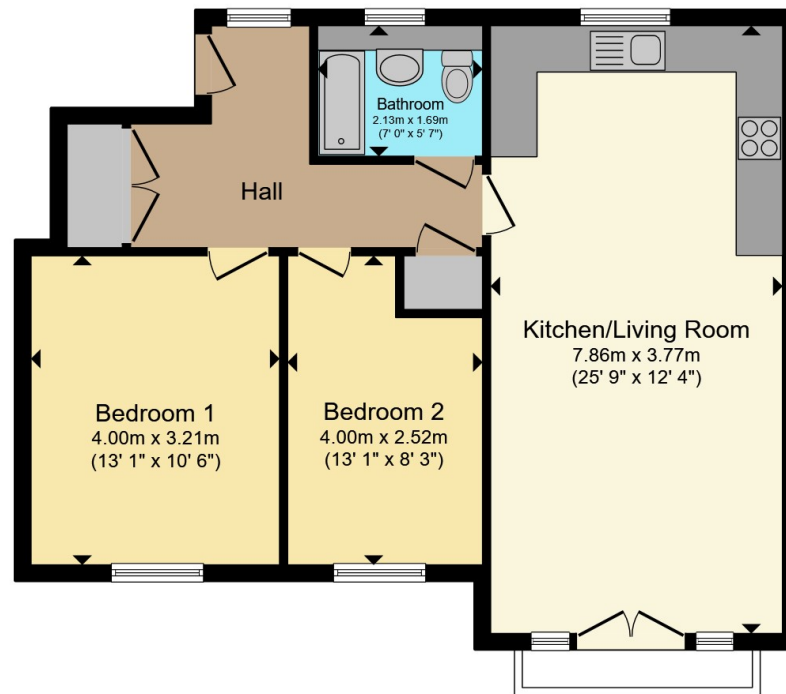
The property benefits from two excellent-sized double bedrooms, both offering generous proportions and flexibility for a variety of buyers. The accommodation is completed by a well-appointed family bathroom and additional storage solutions rarely found in apartment living.

Externally, the property enjoys an allocated parking space and is ideally positioned within Westvale Park, offering easy access to local amenities, schools, parks, Horley town centre, Gatwick Airport and excellent transport links.









## 2nd Floor

Total floor area 67.2 m<sup>2</sup> (724 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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30 High Street  
 HORLEY RH6 7BB

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1869.48

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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