woodlands

9 GROVELANDS, HORLEY, SURREY, RH6 9HE
£175,000
LEASEHOLD - SHARE OF FREEHOLD

Looking for a great priced one bedroom apartment that you can put your own mark on – this is it!

This fabulously central location is tucked away just a stone's throw from Horley Town Centre and mainline railway station, it's the perfect spot for those wanting to commute or make the most of the town's vibrant restaurants & bars.

The apartment is top floor, measures over 570 sq foot, and would be a fantastic project for a first time buyer or even a rental investor. It is already double glazed with modern UPVC windows, has electric heating and a practical layout. The spacious entrance hall has two large built-in storage cupboards and a further airing cupboard housing the water tanks, so storage is never an issue in this property. The kitchen is self-contained from the living space, has a window to the side with the kitchen units fitted in a U-shaped layout.

The 18ft lounge/diner makes a wonderful living space with a large window to the rear overlooking the communal gardens. The double bedroom, which runs parallel, has a built-in wardrobe along with plenty of space for other furniture, and again overlooks the gardens.

Outside, the building is set within wraparound gardens that are mainly lawned with mature borders. To the front are communal parking bays and a driveway which leads to the side of the building and onto the garage forecourt where this property's garage is located.

The apartment is available with no onward chain, has a Share of Freehold and a long 994 year lease. Call Woodlands to view.

- **TOP FLOOR APARTMENT**
- **CHAIN FREE**
- **DOUBLE GLAZED**
- **GARAGE**
- **COUNCIL TAX BAND: B**
- **LONG LEASE**
- **SCOPE FOR IMPROVEMENT**
- **COMMUNAL GARDENS**
- **CENTRAL FOR TOWN AND STATION**
- **EPC RATING: E**

ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINER
18'7 x 11'5 (5.66m x 3.48m)

KITCHEN
9'8 x 8'0 (2.95m x 2.44m)

BEDROOM
16'11 x 8'9 (5.16m x 2.67m)

BATHROOM
7'4 x 5'6 (2.24m x 1.68m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOW

COMMUNAL GARDENS

GARAGE EN BLOCK

COMMUNAL PARKING TO FRONT AND SIDE

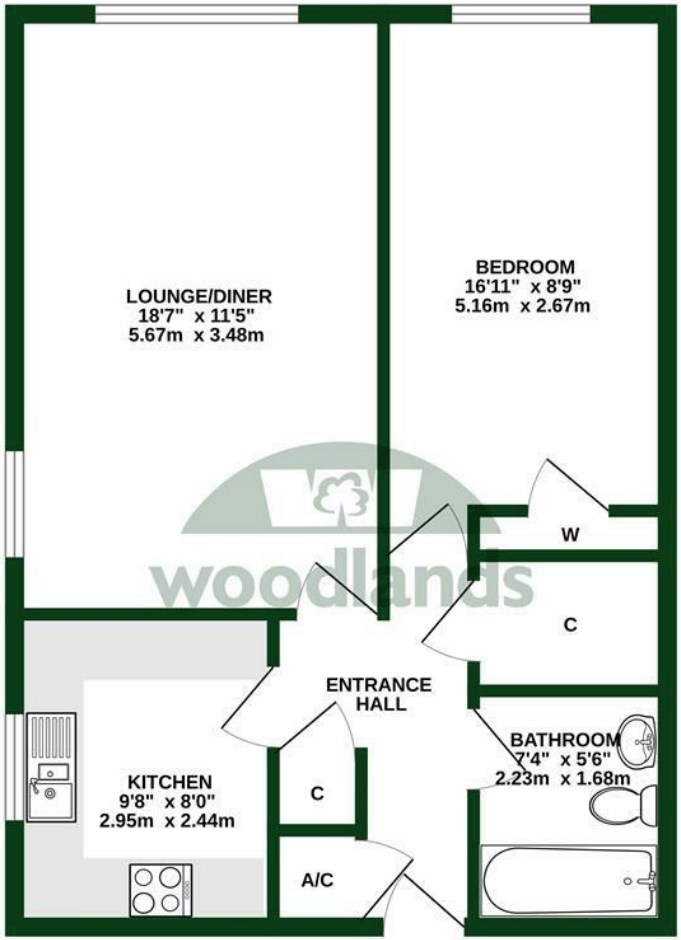
SHARE OF FREEHOLD

YEARS REMAINING ON LEASE: 994

GROUND RENT: N/A

SERVICE CHARGES: £2,400 PER ANNUM (PAID MONTHLY)

TOP FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) 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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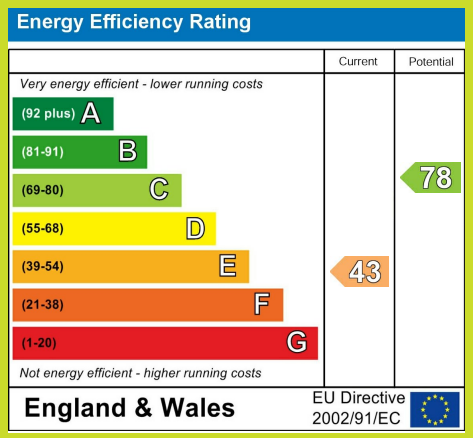

To view this property please call 01737 771777

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