



Connells

Lancaster House Hoadley Road
Horley



Property Description

The property features a bright and spacious double-aspect open plan lounge/kitchen/diner, designed for modern lifestyles. The kitchen is fitted with sleek units and integrated appliances, flowing seamlessly into the living area, with doors opening onto a private balcony - perfect for morning coffee or evening relaxation.

There are two generous double bedrooms, with the principal bedroom benefitting from a stylish en suite shower room. A modern family bathroom serves the second bedroom and guests. The welcoming entrance hall offers two useful storage cupboards, ideal for coats, utilities and general storage.

Further benefits include a secure video phone entry system and an allocated parking space.

This fantastic apartment would make an ideal first-time purchase, downsizer opportunity or investment, combining modern specification with long-term lease security.

Entrance Hall

Lounge / Kitchen

23' 11" x 11' 4" (7.29m x 3.45m)

Bedroom One

16' 5" x 10' 3" (5.00m x 3.12m)

En Suite

Bedroom Two

14' 5" x 8' 7" (4.39m x 2.62m)

Bathroom







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

To view this property please contact Connells on

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30 High Street
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EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2226.84

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404947

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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