Mitchell Court, 22 Massetts Road, Horley

Guide Price **£110,000 - £130,000**

MANSELL McTAGGART
Trusted since 1947

- NO CHAIN
- Spacious two-bedroom ground floor retirement apartment
- Set within the popular Mitchell Court
- Highly convenient Horley town centre location
- Generous sitting/dining room with direct access outside
- Separate fitted kitchen
- Two well-proportioned bedrooms
- Access to communal facilities and residents' parking
- Council Tax Band 'D' and EPC 'C'

The property offers well-proportioned accommodation throughout, measuring approximately 701 sq.ft., and would be ideal for those looking for a convenient, low-maintenance home within easy reach of local shops, amenities and transport links.

Upon entering the property, you are welcomed into a generous entrance hall, providing access to all rooms and offering a good sense of space from the outset.

The sitting/dining room is a particularly good size, with ample room for both lounge and dining furniture. A door leads directly outside, giving the room a bright and pleasant feel, while also providing easy access to the communal gardens.

The kitchen is accessed from the sitting/dining room and is fitted with a range of wall and base units, work surfaces, sink, hob, oven and space for additional appliances.

There are two well-proportioned double bedrooms, both offering excellent space for freestanding furniture. The larger of the two is particularly generous, while the second still comfortably works as a double bedroom and could also be used as a study or hobby room if preferred.

The accommodation is completed by a shower room, fitted with a walk-in shower, wash hand basin and WC.

Mitchell Court is a well-regarded retirement development, offering well-maintained communal areas, residents' facilities and parking. Its central Horley location is a real benefit, with the town centre, shops, cafes, bus routes and Horley train station all within easy reach.

Additional benefits include a full-time on-site manager, emergency alarm pull cord system, guest suite available from £30 per night, and regular social events, including a coffee morning every Wednesday, among other activities.

Lease Details

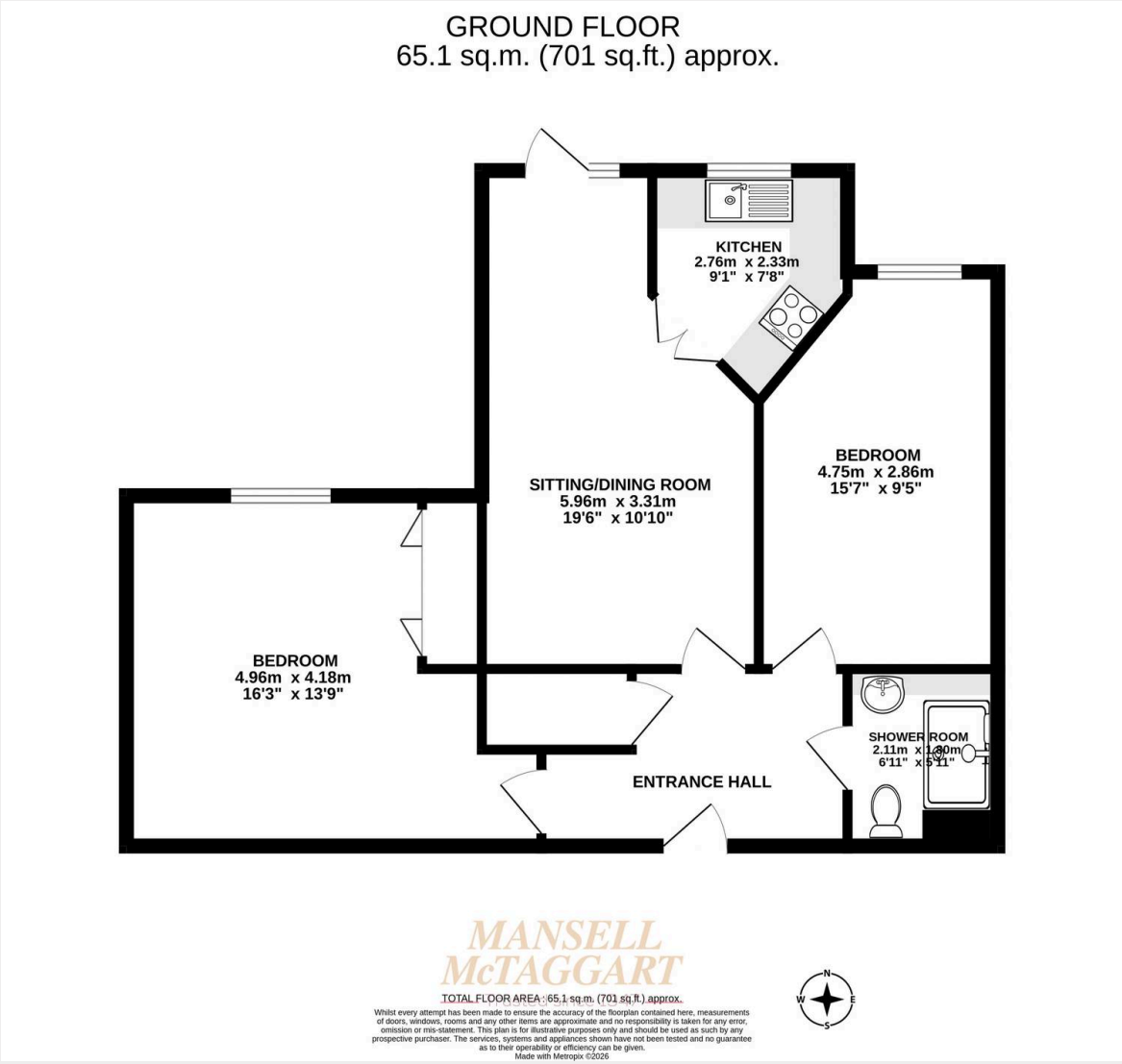
Length of Lease: 103 years remaining (2026)

Annual Service Charge – £5,717.16

Service Charge Review Period – March

Annual Ground Rent - £460

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



Mansell McTaggart Horley

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