



Connells

Sovereign Walk
Horley



Property Description

Located within the sought-after gated development of Sovereign Walk in the heart of Horley town centre, this modern and well-presented one double bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Ideally positioned within easy reach of Horley train station and Gatwick Airport, the property combines convenience with secure contemporary living.

The accommodation comprises a bright and spacious open plan lounge/kitchen area, creating an ideal space for both relaxing and entertaining. The modern kitchen is fitted with a range of units and integrated space for appliances. The generous double bedroom provides comfortable accommodation, while the family bathroom is finished in a modern style.

Further benefits include 116 years remaining on the lease, secure gated access, and no onward chain, allowing for a straightforward move. Early viewing is highly recommended.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





To view this property please contact Connells on

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30 High Street
HORLEY RH6 7BB

EPC Rating: B

Council Tax
Band: C

Service Charge:
1564.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY405135

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2017. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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