



Guide Price £280,000 - £290,000 Leasehold

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Moore & Partners

GUIDE PRICE £280,000 - £290,000

Step into this impressively spacious and beautifully finished two double bedroom top floor apartment in the heart of Horley's desirable Westvale Park. This gorgeous apartment offers modern open-plan living with the perfect blend of comfort and practicality.

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.

Step into this impressively spacious and beautifully finished two double bedroom top floor apartment in the heart of Horley's desirable Westvale Park. This gorgeous apartment offers modern open-plan living with the perfect blend of comfort and practicality. Whether you're looking to take your first step on the ladder, downsize with style, or invest in a high-performing buy-to-let, this apartment offers tremendous value in a sought-after community.

Approaching the block, you are met with a secure telecom entrance system and allocated parking to the rear. Inside, there are well maintained communal areas, including the stairs which lead to the property located on the second floor. Inside there is a spacious entrance hallway, which leads to all rooms and both storage cupboards. Both bedrooms provide ample space for a king-sized bed and other furniture, with bedroom two benefitting from an inbuilt wardrobe. The open plan living/dining and kitchen accommodation is at the very heart of the home and provides ample space for multiple sofas, free standing four-seater dining room table and chairs, and other freestanding furniture. Double opening doors offers plenty of natural light and open onto the Juliet balcony. The stunning fully fitted kitchen is fitted with a very generous range of base and eye level units with work surface surround. All appliances are integral to the kitchen which include the washer/dryer, dishwasher, fridge/freezer, oven and hob. Within the stylish family bathroom, there are contemporary fixtures of a hand wash basin, w/c, bath with shower over and a heated towel rail.

To the outside there is parking area to the rear of the block where you will find the allocated parking space along with visitors parking spaces on a first come first serve basis.

Lease Details: Length of Lease: 119 Years remaining 2025

Annual Service Charge – £183.65 Per Month

Service Charge Review Period – January-June/July-December

Annual Ground Rent - £250.00 P/A



Room Details

Ground Floor

Communal Security Front Door

Communal Entrance Hall

Stairs to all Floors

Second Floor

Communal Landing

Inner Entrance Hall

Open Plan Kitchen/Diner/Lounge 25'8" x 10'8" (7.82m x 3.25m)

Master Bedroom 12'2" x 9'8" (3.71m x 2.95m)

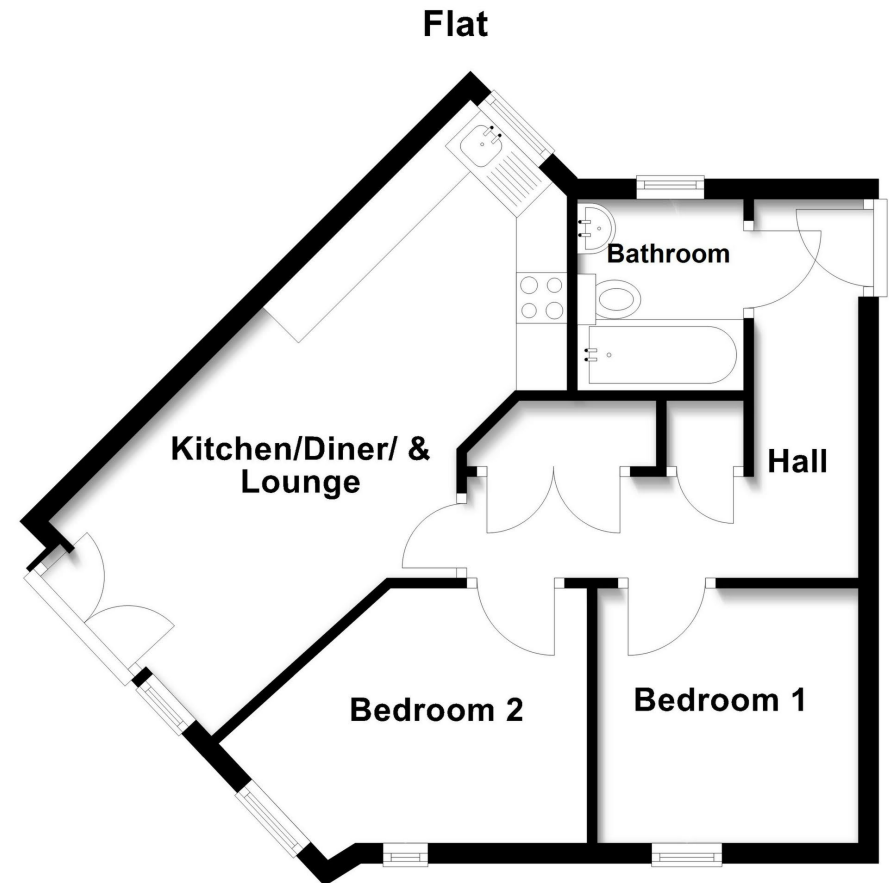
Bedroom Two 10'4" x 9'8" (3.15m x 2.95m)

Family Bathroom

Outside

Allocated Parking Space

Visitor Parking Area



These images are for representational purposes only. Drawn by
Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

