Cherry Lodge, Aurum Close, Horley

Guide Price **£230,000 - £240,000**

MANSELL McTAGGART
Trusted since 1947

- 2 generous double bedrooms
- Well proportioned flat
- Newly extended lease on completion (125 years)
- NO CHAIN
- Allocated parking
- Stones throw to Horley station
- Easy access to transport links, shops and amenities
- Council Tax Band 'C' and EPC 'B'

A very generously proportioned 2 double bedroom flat, offered to the market with NO CHAIN and a newly extended lease upon completion spanning (125 years). The property is within a stones throw of Horley town centre, train station, shops and amenities.

On approach to the property, you have a secure telecom system allowing entry to the block. The flat itself is located on the first floor accessed by a communal staircase. Entering the property, you are greeted by a spacious entrance hall leading to all rooms and multiple storage cupboards. Both bedrooms are very generously sized. Each can house a double bed and furniture and overlook the front and rear respectively. The living/dining room is also of great proportions, easily housing multiple sofas, dining table and any other desired freestanding furniture. The room also benefits from a large window to front allowing in lots of natural light.

The kitchen houses a host of wall and base units, appliances and ample work space. Completing the inside, is the bathroom, which houses all expected sanitaryware.

Outside, the block offers well maintained communal grounds and 1 allocated parking space for the property.

Lease Details

Length of Lease: 125 years remaining (2026)

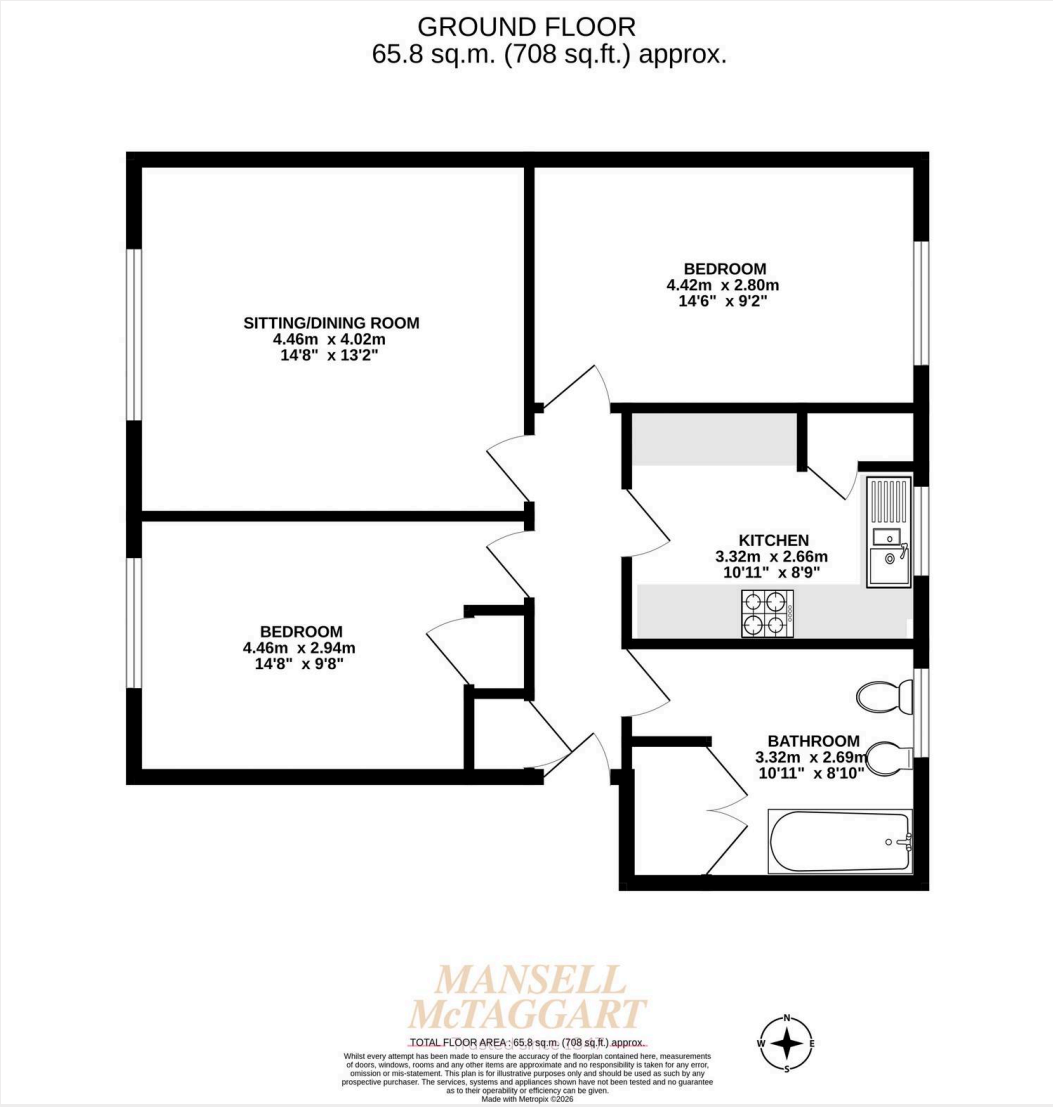
Annual Service Charge – £1,800

Service Charge Review Period – January

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

Location

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.



Mansell McTaggart Horley

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