



Connells

Imperial Buildings Victoria Road
Horley



Property Description

If you are looking for a luxurious third floor apartment within easy reach of the station and with a completely light and airy feel throughout, then this charming two bedroom apartment with en-suite in the heart of Horley is one that must be seen.

The property benefits from two double bedrooms (master with en-suite), kitchen/living/dining room and family bathroom.

Outside benefits from a stunning roof top terrace and allocated parking for one car.

If you need to commute by train regularly, Horley's mainline station is minutes away which can take you into London in just over thirty minutes. Equally you can also get to the south coast in the same amount of time and Gatwick Airport in ten minutes. Surrounded by local coffee shops, several eateries and plenty of retail shops for the every day essentials.

For an evening out, head into Reigate or Horley where you can enjoy a stroll through the quaint and elegant town, bars, pubs or restaurants.

Roof Top Terrace

Wooden decking

Entrance Hall

Double glazed window to side, spot lights, radiator, wood effect laminate floor, intercom telephone system.

Kitchen / Living / Dining Room

21' 1" max x 11' 7" max (6.43m max x 3.53m max)

A fitted kitchen with a range of eye level and base units, tiled splashback surround, work surfaces, Bosch electric oven, Bosch electric hob, stainless steel cooker hood over, double glazed window to rear and side (dual aspect), radiator, French doors leading to roof top terrace

Bedroom One

9' 6" max x 11' 8" max (2.90m max x 3.56m max)

Double glazed window to side, two radiators, TV point.

En-Suite

Shower cubical, wash hand basin, W.C, extractor fan, heated towel rail, fully tiled

Bedroom Two

11' 3" max x 10' 9" max (3.43m max x 3.28m max)

Double glazed window to rear, radiator, TV point,

Bathroom

Double glazed window to front, bath with shower over, wash hand basin, W.C, extractor fan, heated towel rail

Allocated Parking

Allocated parking space for one car





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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30 High Street
 HORLEY RH6 7BB

directions to this property:

From our Horley branch, Head northeast on High St toward Consort Way E, Turn right onto Consort Way E, Turn right onto Victoria Rd, Destination will be on the right

EPC Rating: B
 Council Tax
 Band: C

Service Charge:
 1600.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY403929

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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