



Connells

Russell Square Russells Crescent
Horley

Russell Square Russells Crescent Horley RH6 7GW

for sale
£123,300



Property Description

Situated in the highly sought-after Russell Square development, this spacious second floor apartment offers modern living in an exceptionally convenient central location.

Upon entering, you are welcomed by a generous hallway with useful built-in storage, leading through to the impressive open plan kitchen, dining and living space. Filled with natural light from large windows, this sociable room provides ample space for both relaxing and entertaining, whilst enjoying direct access to a private south-facing balcony, perfect for enjoying the sunshine throughout the day.

The property features two well-proportioned double bedrooms, including a spacious principal bedroom with fitted wardrobes. A modern family bathroom serves the apartment and is fitted with a shower over the bath.

Further benefits include a secure entry phone system, lift access to all floors and allocated underground parking, making this an ideal purchase for first-time buyers, commuters and investors alike.

Located in the centre of Horley, residents can enjoy easy access to a range of local shops, cafes, restaurants and excellent transport links, with Horley train station just a short walk away.

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.







Total floor area 68.1 m² (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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30 High Street
HORLEY RH6 7BB

EPC Rating: B Council Tax
Band: D

Service Charge: 233.77 Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY405261

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2014. 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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