



**Connells**

Roslan Court Rosemary Lane  
Horley

Roslan Court Rosemary Lane  
Horley RH6 9XZ

for sale  
£150,000



### Property Description

This bright and spacious apartment offers a welcoming lounge with direct access to a patio area, a modern fitted kitchen, two generous double bedrooms, and a contemporary shower room. The property also benefits from multiple built-in storage cupboards and emergency pull cords in every room for peace of mind.

Residents enjoy access to excellent on-site facilities including a communal lounge, laundry room, parking, and a warden-assisted service. Conveniently situated just a short walk from Horley town centre, shops, and local amenities, this home is perfect for comfortable and secure retirement living.



**Entrance Hall**

**Lounge**

14' x 11' 3" ( 4.27m x 3.43m )

**Kitchen**

7' 3" x 6' 8" ( 2.21m x 2.03m )

**Bedroom One**

13' 11" max x 8' 11" max ( 4.24m max x 2.72m max )

**Bedroom Two**

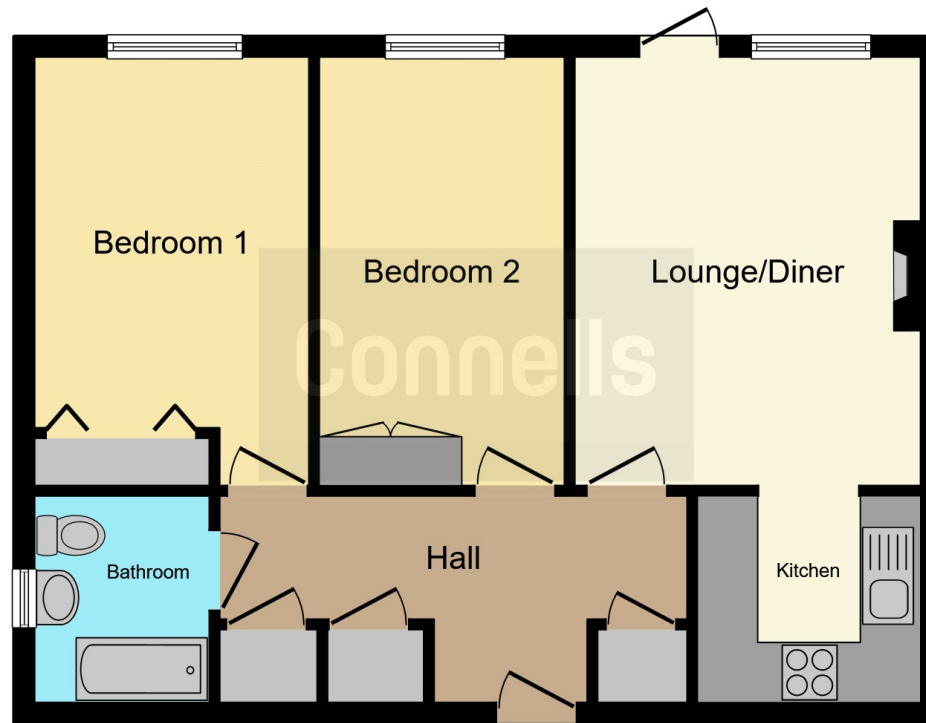
13' 11" max x 7' 11" max ( 4.24m max x 2.41m max )

**Bathroom**









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01293 785 346**  
**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
 HORLEY RH6 7BB

EPC Rating: C

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY404785](http://connells.co.uk/Property/HLY404785)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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