



Grovelands, Horley

£270,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



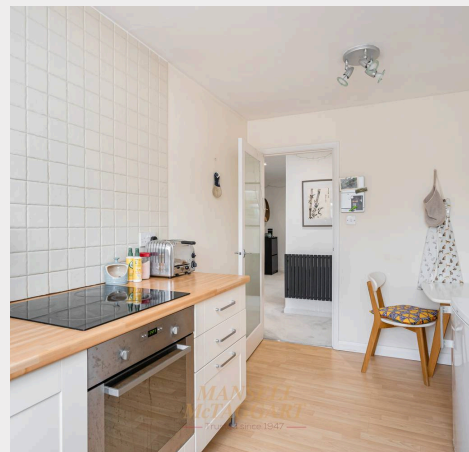
- Spacious two double bedroom apartment
- Measuring approximately 950 sq.ft.
- Generous dual aspect living room
- Separate kitchen/dining room
- Bathroom plus separate WC
- Two well-proportioned double bedrooms
- Garage en-bloc and residents' parking
- Well-maintained communal grounds
- Council Tax Band 'C' and EPC 'F'

A spacious and well-presented two double bedroom apartment, set within a well-maintained residential development and offering approximately 950 sq.ft. of bright, well-balanced accommodation.

Upon entering the property, you are welcomed by a generous entrance hall which provides access to all rooms and benefits from useful built-in storage cupboards.

The living room is a fantastic size and forms the heart of the home, offering ample space for multiple sofas, a media unit and additional freestanding furniture. Large dual aspect windows allow plenty of natural light to flood the room while providing a pleasant outlook over the surrounding greenery.

The kitchen/dining room is positioned separately and is fitted with a range of wall and base units, work surfaces and space for appliances. There is also room for a small dining table, making it a practical everyday space.



Both bedrooms are well-proportioned double rooms. The principal bedroom comfortably accommodates a large double bed, bedside tables and further freestanding furniture, while the second bedroom is also a generous double and would work equally well as a guest room or home office.

The bathroom is fitted with a white suite comprising a panel-enclosed bath with shower over and wash hand basin, with a separate WC located off the hallway for added convenience.

Externally, the property enjoys well-kept communal grounds, residents' parking and a garage en-bloc, providing excellent additional storage or secure parking.

This property offers a fantastic combination of space, practicality and location, and an internal viewing is highly recommended to fully appreciate all that is on offer.

LEASE TERMS – SHARE OF FREEHOLD

Length of Lease: 945 years remaining (2026)

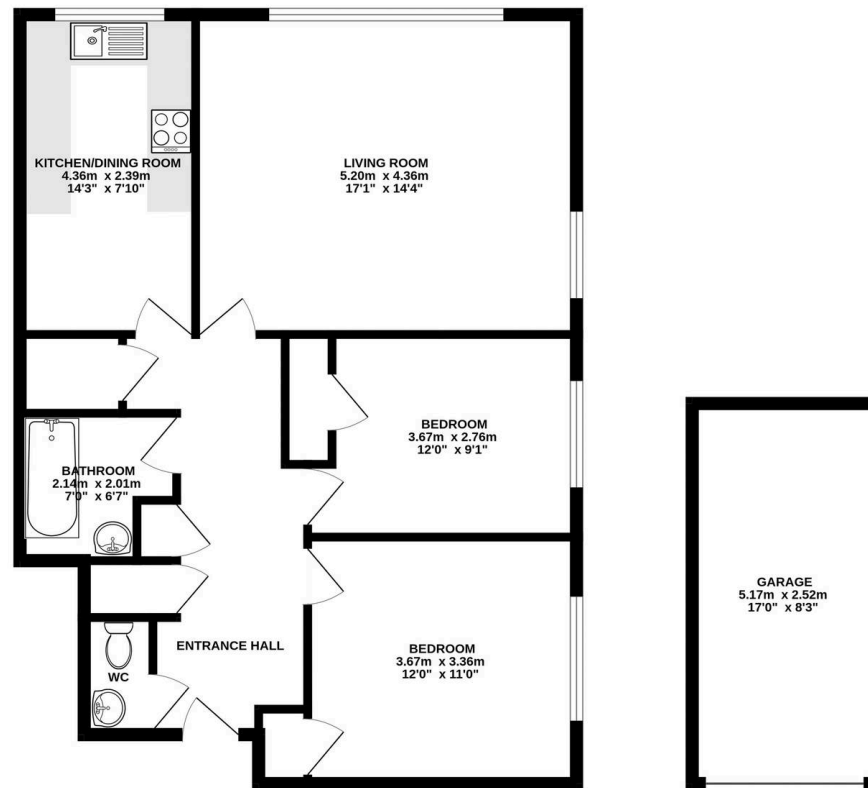
Annual Service Charge: £2,400

Service Charge Review Period – July

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



GROUND FLOOR
88.3 sq.m. (950 sq.ft.) approx.



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TOTAL FLOOR AREA: 88.3 sq.m. (950 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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