



Connells

Tribbiani Court Station Approach
Horley

Tribbiani Court Station Approach Horley RH6 9RW

for sale offers in excess of
£230,000



Property Description

The property features a spacious open-plan lounge, kitchen and dining area, creating a bright and sociable living space, with doors leading directly out to a private patio area-ideal for relaxing or entertaining.

The accommodation includes a generous double bedroom with built-in wardrobes, along with a well-proportioned second single bedroom, perfect for guests, a home office or nursery. The bathroom is fitted with a clean, neutral white suite.

Finished in contemporary decor, the flat is ready to move into and would suit first-time buyers, downsizers or investors alike. Conveniently located within walking distance of Horley town centre and the train station, the property offers excellent access to local amenities and transport links.

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 64.7 m² (696 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: C

Council Tax
 Band: C

Service Charge:
 3840.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404896

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2008. 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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