



woodlands

7 GREENWOOD GREEN LANE, SHIPLEY BRIDGE, HORLEY, SURREY, RH6 9TJ

£200,000

LEASEHOLD - SHARE OF FREEHOLD

Offered for sale with no chain, this two bedroom, ground floor apartment with a 950 year lease represents excellent value for money.

Located in a tucked away spot, only a couple of miles from Horley town centre and with a great local pub nearby, this ground floor, 2 bedroom apartment offers great space for the price and a share of the Freehold.

Through the front door there is a hallway with built in storage and an airing cupboard. You have two bedrooms, both of which able to accommodate a double bed, a bathroom, dual aspect lounge/dining room and a separate fitted kitchen.

The property is double glazed, and has gas central heating. In addition, there is off road parking for residents and this property has a long lease, as well as a share of the freehold.

Nearby Horley town centre has a great range of shops and restaurants, with the added benefit of direct trains to central London. In addition, Gatwick airport is with easy reach as is Crawley town.

- GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE/DINER
- TWO BEDROOMS
- 999 YEAR LEASE
- COUNCIL TAX BAND: B
- SECLUDED LOCATION
- KITCHEN
- BATHROOM
- NO CHAIN
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

18'11 x 2'8 (5.77m x 0.81m)

LOUNGE/DINER

20'9 x 10'7 (6.32m x 3.23m)

KITCHEN

8'10 x 6'8 (2.69m x 2.03m)

BEDROOM ONE

10'1 x 9'8 (3.07m x 2.95m)

BEDROOM TWO

10'1 x 7'10 (3.07m x 2.39m)

BATHROOM

6'8 x 5'4 (2.03m x 1.63m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

ALLOCATED PARKING

SHARE OF FREEHOLD

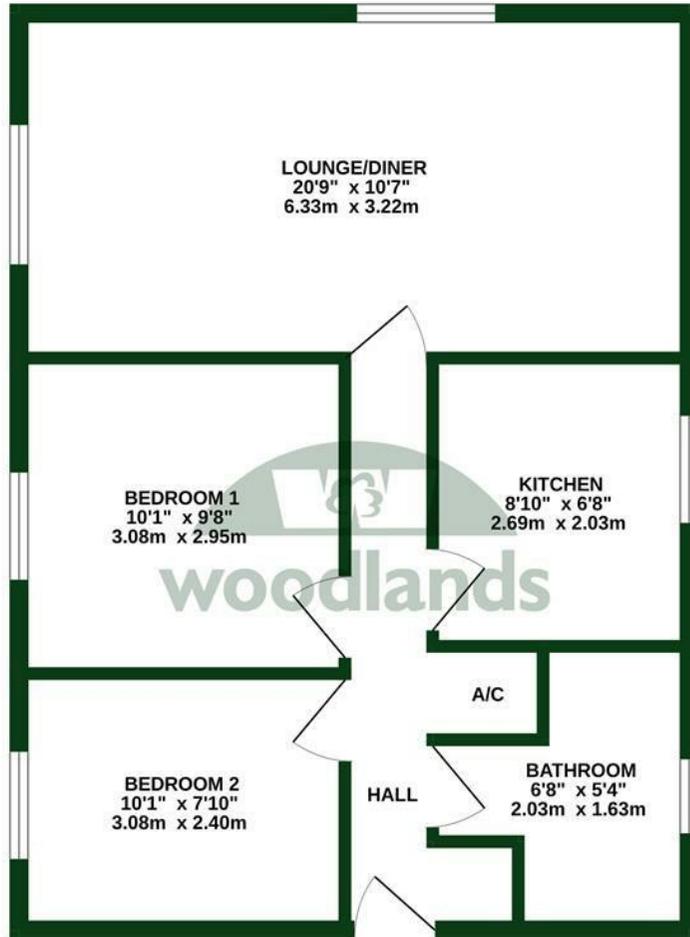
YEARS REMAINING ON LEASE: 950

GROUND RENT: PEPPERCORN

SERVICE CHARGES: £3,600 PER ANNUM



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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