



**Connells**

Osprey House Richards Avenue  
Horley



### Property Description

The property is exceptionally well presented throughout and features a bright and spacious open-plan lounge, dining and kitchen area, creating the perfect space for both everyday living and entertaining. Benefitting from a double-aspect design, the living accommodation is flooded with natural light, enhancing the sense of space and comfort.

There are two generous double bedrooms, both thoughtfully presented and offering excellent accommodation, alongside a modern family bathroom finished to a high standard.

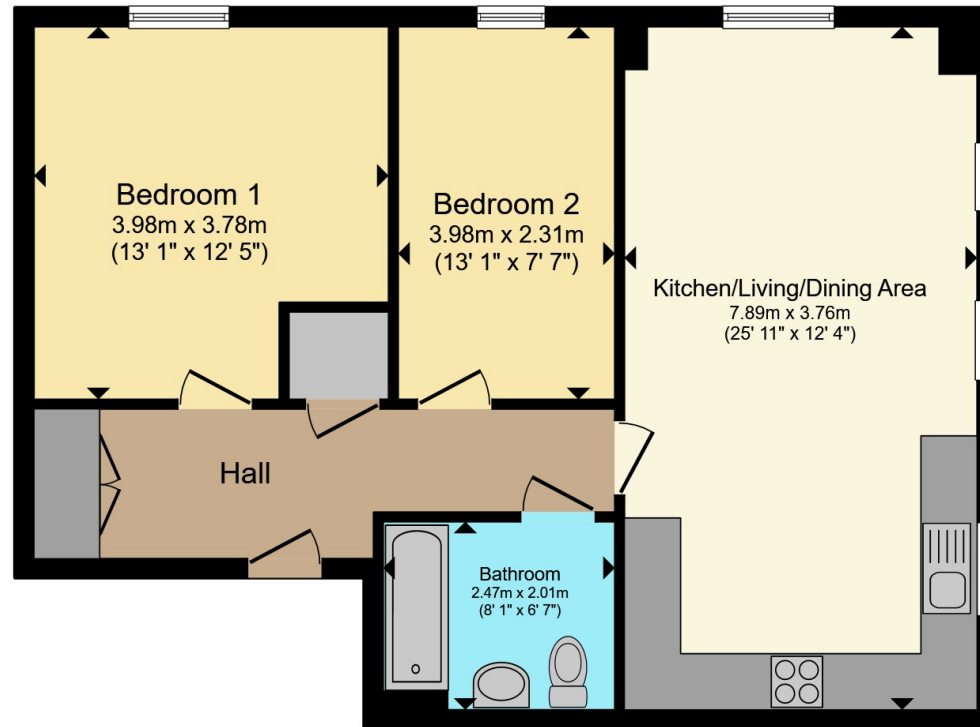
Externally, the property benefits from an allocated parking space and is conveniently located close to local amenities, green open spaces and excellent transport links.











Total floor area 67.3 m<sup>2</sup> (724 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](http://www.propertybox.io)



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: B

Council Tax  
 Band: C

Service Charge:  
 2118.12

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY405174](http://connells.co.uk/Property/HLY405174)**

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.

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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Property Ref: HLY405174 - 0002