



Guide Price £250,000 - £270,000 Long Lease

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Longyard House, Skipton Way Horley RH6 8LW

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Moore & Partners

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This two double bedroom ground floor apartment has been renovated throughout to a high- end standard. Move straight in and enjoy the stylish bathroom with separate shower, enjoy you morning coffee in the superb kitchen or relax of an evening in the spacious lounge.

This two double bedroom ground floor apartment is located within a nice development with excellent access to Horley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The property has been completely renovated throughout to a high-end standard. This apartment makes an ideal purchase for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location.

An access road leads to the front of the development and parking area. A pathway leads to the communal front door and into the communal entrance hall. From the communal hallway you access the front door to the apartment. On entering the apartment, you walk into a generous entrance hall which provides access to all rooms and bathroom. Within the entrance hall there are built in storage cupboards and the airing cupboard. An opening lead nicely through to the spacious front aspect lounge/diner. The lounge/ diner provides a great space to relax with ample space provided for free standing sofas, additional lounge furniture and a dining table and chairs. The re-kitchen is fitted with a generous range of base and eye level units with Granite work surface surround and Granite breakfast bar with space for two stools. There are some built in appliances such as a hob, oven with grill over, extractor and washer/dryer. Space is provided for further white goods and an American style fridge/freezer. A window overlooks a small area of lawn to the rear and allows in plenty of natural light. The master bedroom can comfortably hold a super king size bed and benefits from a double built in wardrobe further floor space is provided for free standing bedroom furniture. Bedroom two is also a generous double bedroom which can comfortably cater for a double bed with space provided for free standing bedroom furniture. The stunning bathroom has been re-fitted and re-modelled to create space for a separate glazed shower cubical.

To the outside there are communal gardens, parking area and additional visitors parking area.

Accessed via an access road to the rear of the apartment is the detached single garage.



Room Details

Ground Floor

Communal Entrance Hall

Inner Entrance Hall

Lounge/Diner 15'7" x 11'8" (4.75m x 3.56m)

Re-Fitted Kitchen 15'5" x 6'9" (4.70m x 2.06m)

Master Bedroom 13'0" x 9'1" (3.96m x 2.77m)

Bedroom Two 11'2" x 8'8" (3.40m x 2.64m)

Re-Fitted Bathroom 11'2" x 6'5" (3.40m x 1.96m)

Outside

Detached Single Garage

Communal Gardens

Residents Parking Area

Original Lease 999 Years

Service Charge £131.67 PM /
£1580.00 P/A



TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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