



Guide Price **£230,000 - £250,000** Leasehold

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**Lumley Road, Horley, Surrey, RH6**

 2  1  1  N  Y  0.4 Miles



**Moore & Partners**

**GUIDE PRICE £230,000 - £250,000**

**LOCATED IN THE CENTRE OF HORLEY TOWN IS THIS WELL PRESENTED TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT. HORLEY TRAIN STATION IS JUST 0.4 MILES AWAY MAKING IT IDEAL FOR ANY COMMUTERS. PROPERTY BENEFITS GAS CENTRAL HEATING AND ALLOCATED PARKING**

The property is accessed via the communal entrance which is located on Lumley Road. There are stairs to the third floor and a lift that can take you to the second.

Once inside the property you are greeted by a spacious entrance hall which gives you access to all rooms as well as good sized storage cupboard. The open plan kitchen/diner lounge is great space for relaxing or entertaining. The kitchen area comprises a range to base and eye level units, with fridge/freezer, gas hob, electric cooker, cooker hood, washing machine and dishwasher. The rest of the room allows plenty of space for lounge and dining room furniture.

The main bedroom is a generous double, with room for a double bed and freestanding furniture, bedroom two is a small double with space for a double bed and freestanding furniture. The bathroom is stylish fitted with grey wall and floor tiles, with waterfall shower over the bath, low level wc and wash hand basin.

Outside Horley Train Station is just 0.4 miles away making it ideal for any commuters. The property benefits gas central heating and allocated parking.

EPC Rating B



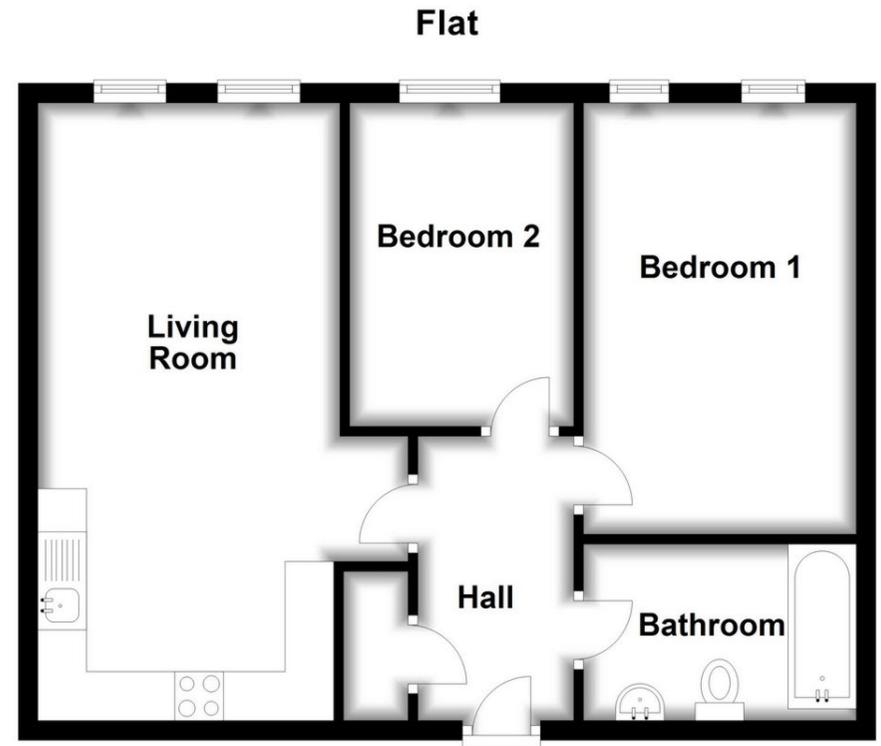
# Room Details

Entrance Hall	9'8" x 5'5" (2.95m x 1.65m)
Kitchen/Lounge/Diner	20'1" x 10'3" (6.12m x 3.12m)
Bedroom One	13'8" x 9'3" (4.17m x 2.82m)
Bedroom Two	10'0" x 7'7" (3.05m x 2.31m)
Bathroom	9'2" x 6'0" (2.79m x 1.83m)

## Outside

Allocated Parking x 1

Lease Length	125 Years From 2018
Ground Rent	£250 per annum
Service Charge	£2506.10



These drawings are for representational purposes only. Drawn by  
Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

