

Lumley Road Horley, Surrey RH6 7JX

An extremely spacious two bedroom penthouse apartment in a highly sought after development. The property comprises large entrance hall with area suitable for study/snug, spacious living room, fully fitted kitchen with integral appliances including dishwasher, two double bedrooms the master with en-suite, main bathroom, double glazed, phone entry system, communal gardens, two secure gated parking spaces, walking distance to Horley Town & Mainline Station.

£275,000 - Leasehold



SALES FEATURES

Two double bedroom penthouse apartment
Fully fitted kitchen with integral appliances
Spacious living room
Family bathroom
En-suite to master bedroom
Two gated allocated parking spaces
Phone entry system
Ideal location for town centre & station
Impressive communal gardens

TENANCY

The property is currently rented at a rent of £1025.00pcm so would make an ideal investment or new home with vacant possession being provided with relevant notice.

SIZES

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Kitchen / Living Room 26'11"max x 23'03" max

Bed 1 17'08"max x 12'06"max

Bed 2 12'05" x 11'02"max

Read more at <http://www.zoopla.co.uk/for-sale/details/43157075#hHyU0E0BEoU8fu43.99>

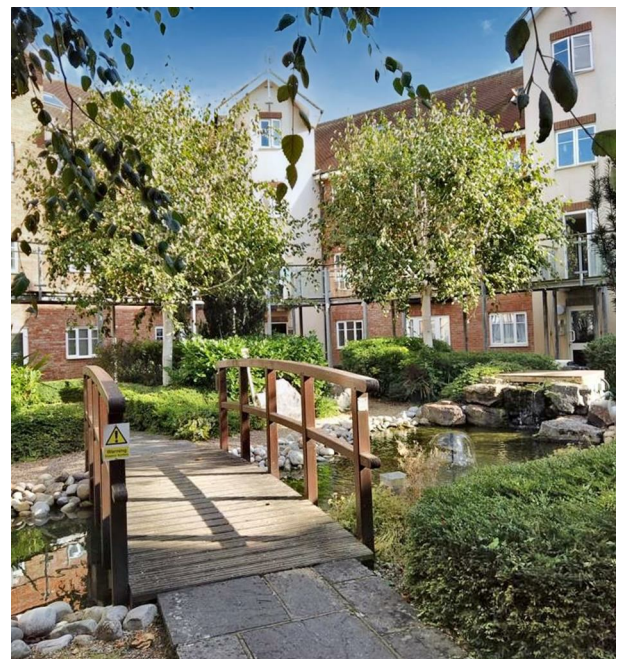
CHARGES AND LEASE

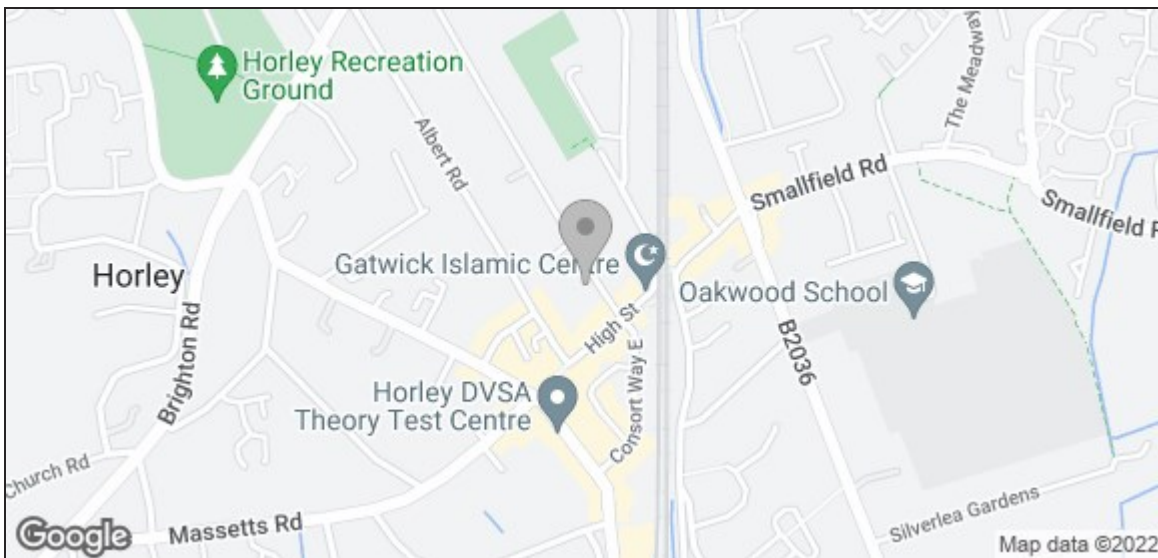
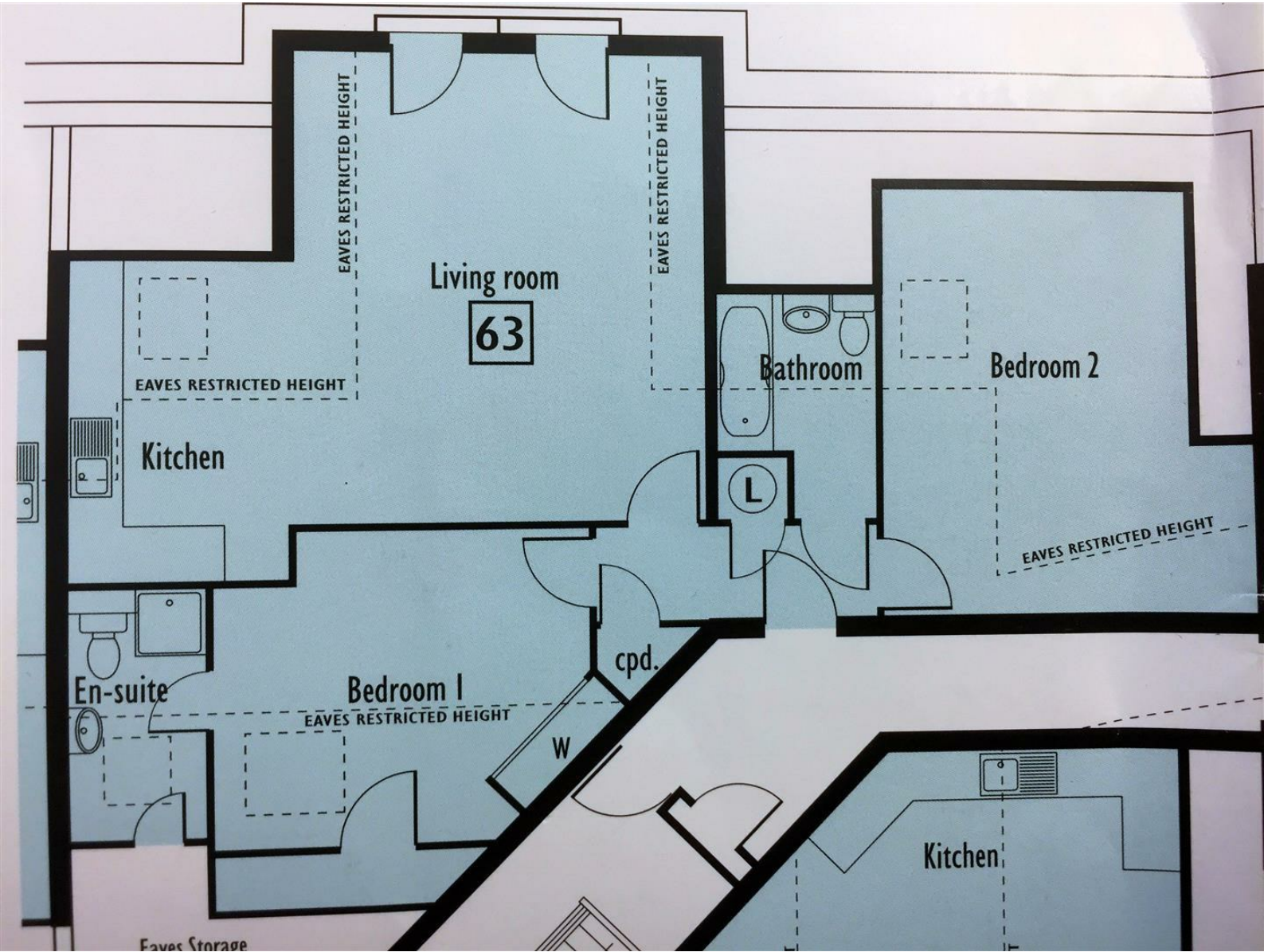
lease 125 years from 1/1/02

parking space lease 125 years from 1/1/03

service charge £1433.24 pa

ground rent £300.00 p/a





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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