

**WILLIAMS
HARLOW**

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Lumley Road Horley, Surrey RH6 7JX

£244,950 - Leasehold



An extremely spacious two bedroom penthouse apartment in a highly sought after development. The property comprises large entrance hall suitable for study or snug, spacious double aspect living room which is open plan to a fully fitted kitchen with integral appliances including dishwasher, two double bedrooms the master with en-suite, family bathroom, double glazed, phone entry system, communal gardens, gated allocated parking, bike store, short distance to Horley Town & Mainline Station.



SALES FEATURES

Leasehold (103 years remaining)

Extremely spacious two bedroom apartment

Large living area

Modern kitchen

Two double bedrooms

En-suite to master

Allocated gated parking

Short distance to Horley station and town centre

No onward chain

The property is currently rented so would make an ideal investment or new home with relevant notice.

ROOM SIZES

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

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

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

CHARGES AND LEASE

Tenure: Leasehold | 103 yrs left

Ground rent: £300 per annum | review period: unconfirmed

Service charge: £1,755.40 per annum

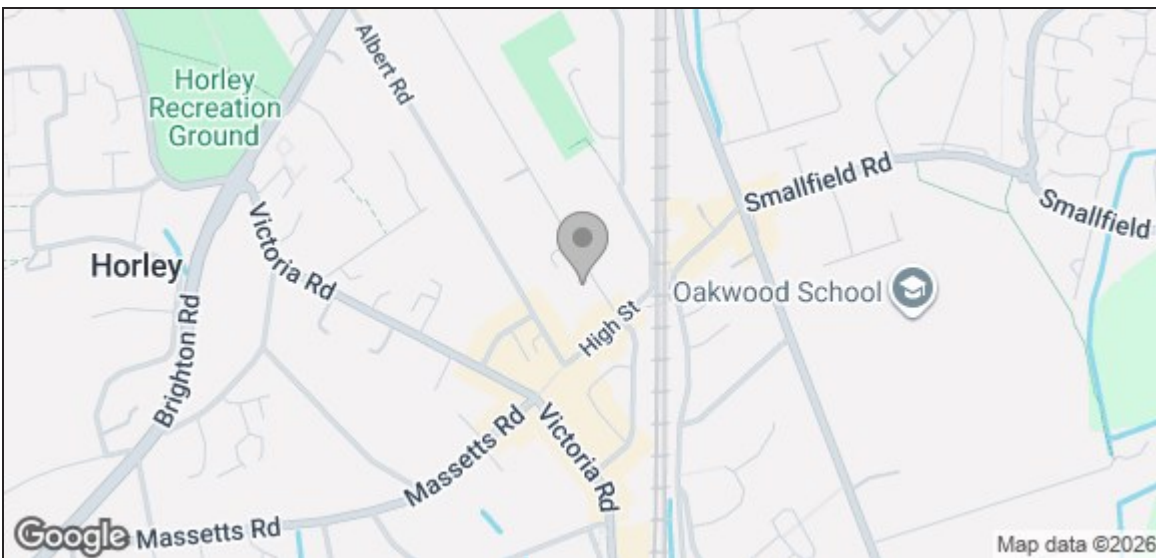
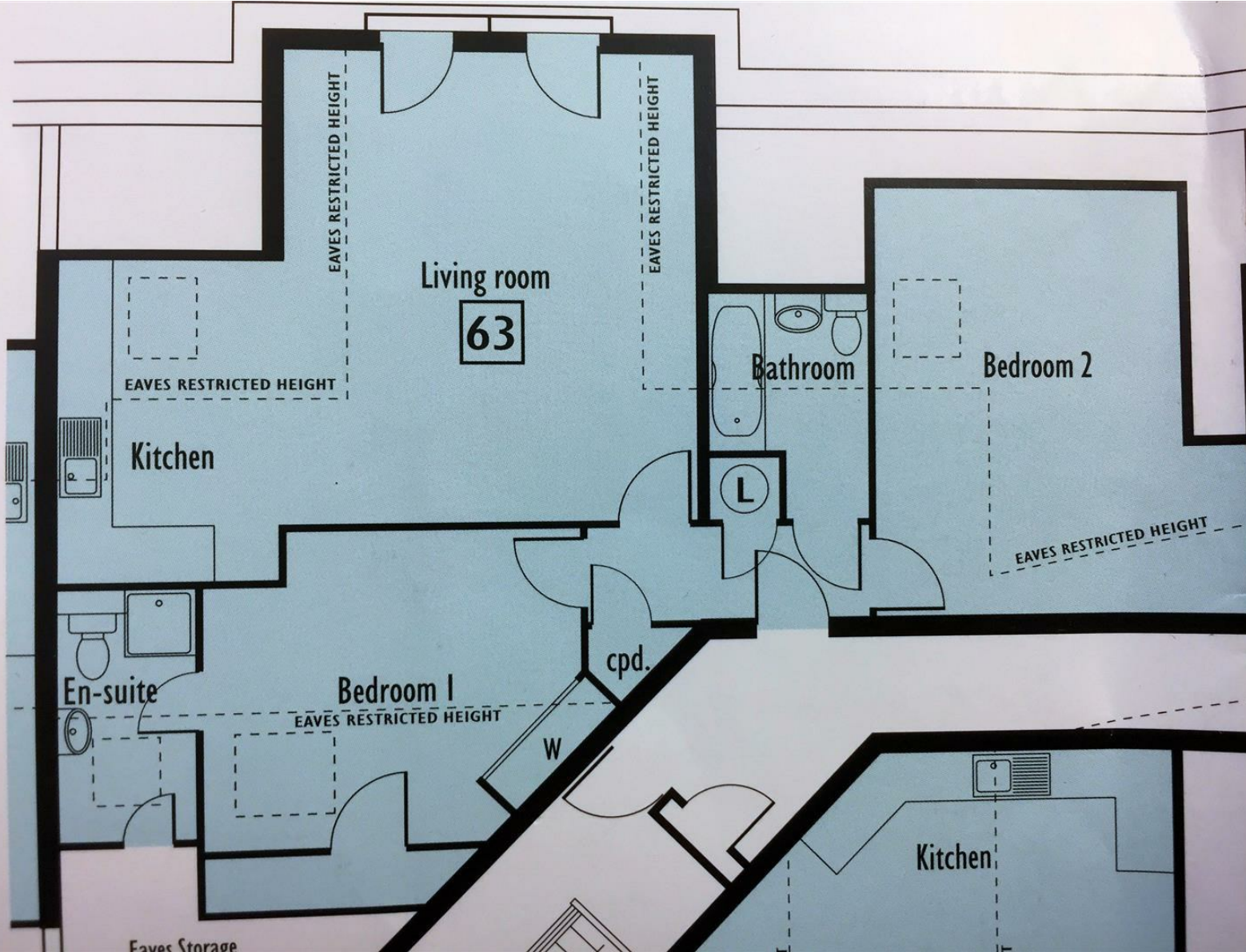
Council tax: Band D

Broadband: Ultra-fast 910Mbps *



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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