



Southlands, 1-5 Vicarage Lane, Horley

Guide Price £170,000 – £190,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Southlands 1-5 Vicarage Lane, Horley

A well-designed and spacious first-floor bedroom flat located in a small development with 0.4 of a mile from Horley town centre and train station.

The property has an allocated parking space and communal grounds and visitors' parking.

A security entry phone system allows you to access the communal entrance hall and the private front door.

The entrance hall has two storage cupboards and access to all rooms.

The living room is situated to the rear of the property, with a Juliet balcony and window to the rear. There is plenty of space for two 2-seater sofas and freestanding furniture.

The kitchen has a window to the side and is fitted with a range of wall and base units, a sink unit, work surfaces over, plumbing and space for a washing machine and fridge, and a ceramic tile floor with an electric oven and cooker hood over.

The bedroom is a good double with fitted wardrobes and a window facing the front of the property.

The bathroom has a frosted window to side, panel bath with mixer taps and shower attachment, shower screen, low level WC, wash hand basin and tiled.



Southlands 1-5 Vicarage Lane, Horley

Lease Details

Length of Lease: 125 years from 1 October 1989

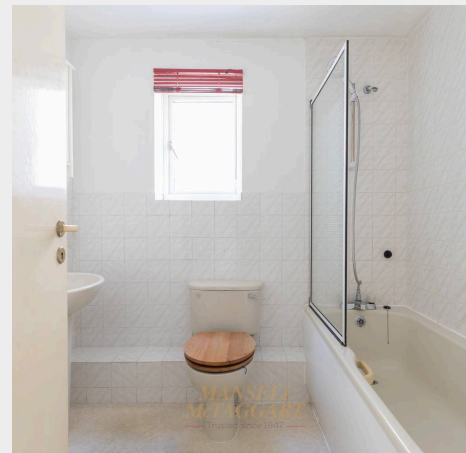
Annual Service Charge – £1,150

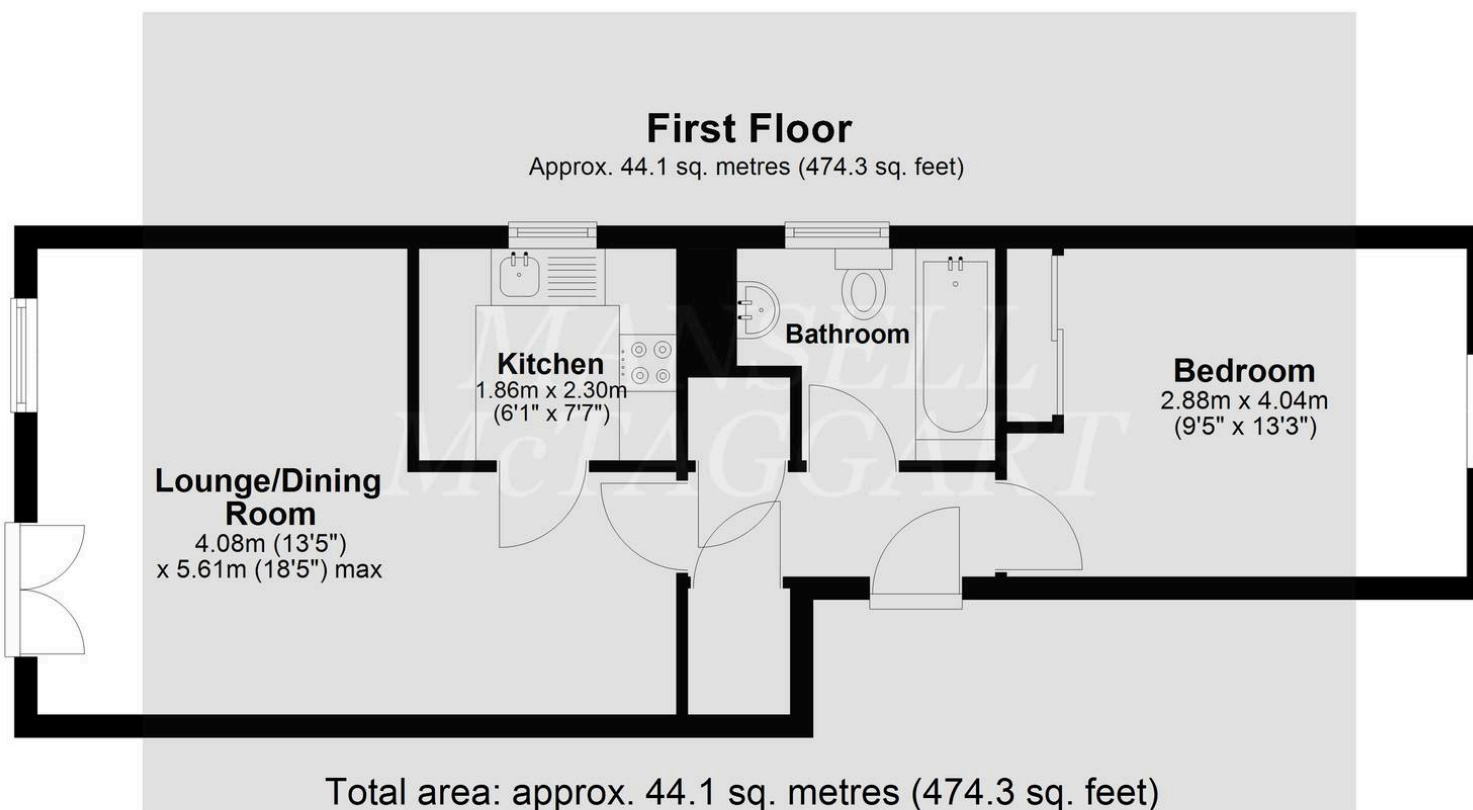
Ground Rent Review Period – January

Annual Ground Rent – £60

Lease details have been provided by the Vendor.
This information should be confirmed by your solicitor.

- A modern and well-designed first floor one bedroom flat
- Allocated parking space
- Light and airy living room with Juliet balcony
- Fitted kitchen and bathroom
- Security entry phone system
- Communal grounds and visitors' parking
- Council Tax Band 'B'
- EPC 'C'





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Horley

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