



Carlton Court, Sarel Way, Horley

In Excess of £270,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Introducing this rarely available, beautifully presented 2 double bedroom ground floor apartment. This property features 2 generously sized bedrooms, which is complimented by a bright and spacious living/dining room, as well as a separate kitchen.

On approach to the block, you will notice the well-maintained communal grounds and the secure telecom entry system. Entering the block, the property is located on the ground floor.

Inside you are greeted by a spacious entrance hall, which leads to both bedrooms, the bathroom, storage cupboard and the living/dining area.

The spacious living/dining area benefits from French doors to the communal grounds, with enough space for a six person dining table, large L shaped sofa and other freestanding furniture. From the living/dining room there is the kitchen. The kitchen is a good size, with fitted wall and base units and space for other appliances, benefiting from a window to the communal grounds, letting in a lot of natural light.

Bedroom 1 is a spacious double, easily housing a large double bed and other freestanding furniture.

Bedroom 2 is a good size double, with space for a small double bed and other freestanding furniture.

The bathroom is fitted to white suite with a host of expected sanitary ware.



Outside, there are communal grounds, and garage en-bloc a short walk away.

Lease Details

Length of Lease: 958 years remaining (2025)

Annual Service Charge – £1,860

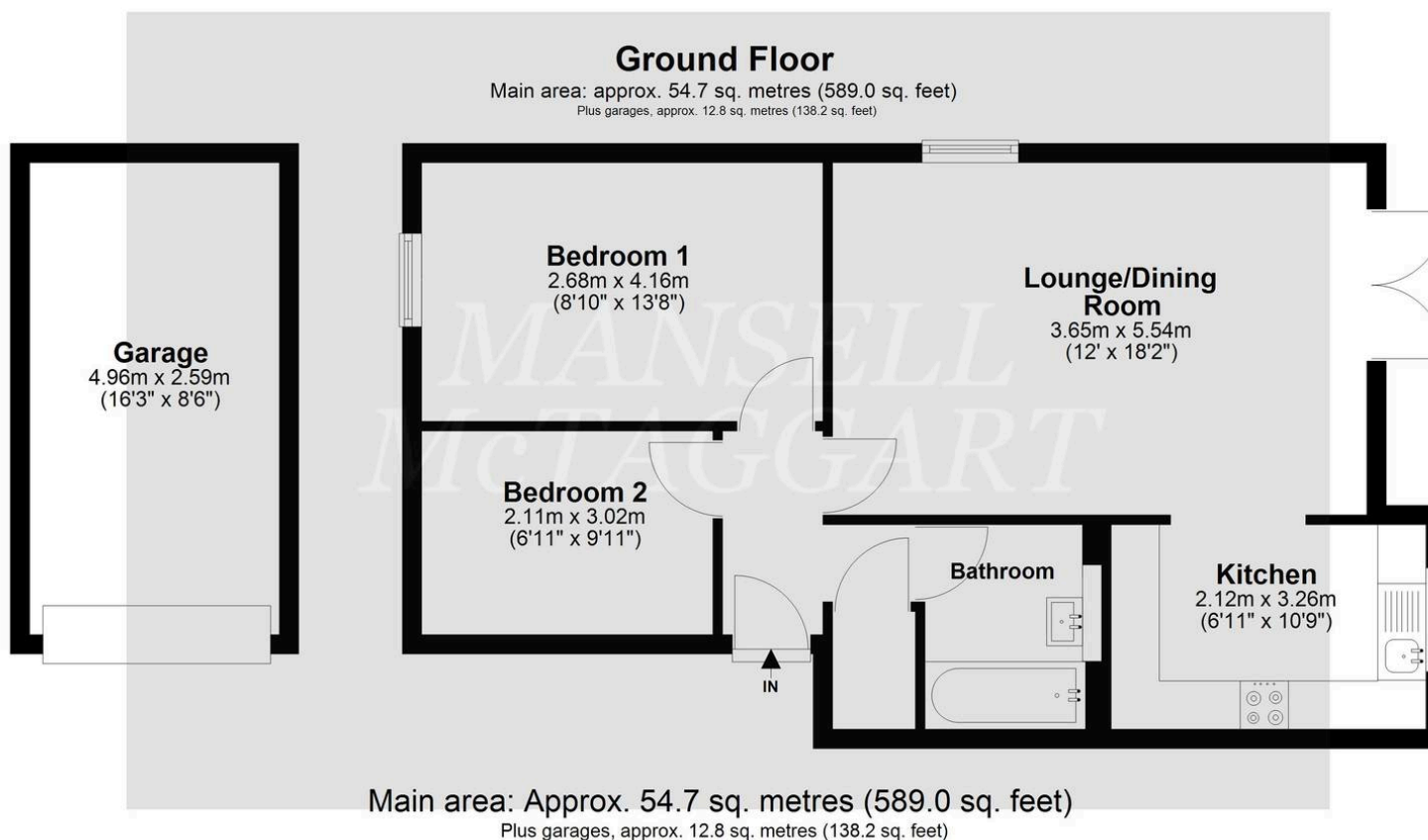
Service Charge Review Period – January

Annual Ground Rent – £10

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

- 2 double bedrooms
- Ground floor flat
- Flooded with natural light
- Stylish and modern living/dining room
- Central location within Horley, within walking distance to the train station and town
- Garage en-bloc
- Well maintained communal gardens
- 958 year lease duration with low service charge and ground rent
- Council Tax Band 'C' and 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

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley