



Wavertree Court, 59 Massetts Road, Horley

£150,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- SERVICE CHARGE PAID IN ADVANCE BY CURRENT SELLER UNTIL END OF 2025
- Well maintained communal gardens
- Close proximity to Horley town centre
- 24/7 warden
- Assistance cords throughout property
- On-site amenities and restaurant
- Council Tax Band 'D' and EPC 'C'

A well maintained and surprisingly spacious 2 double bedroom retirement property, offered to the market with NO CHAIN, in a convenient central location off Massetts Road.

On approach a private drive leads to the block, where you have secure telecom entry system and parking available for residents and visitors. The property is located on the second floor which is accessible via a lift and staircase.

Entering the property, there is a hallway giving access to both double bedrooms, bathroom, large storage cupboard and living accommodation. Both bedrooms are very well proportioned, easily housing double beds and furniture. Often bedroom 2 is used as a formal dining room and can easily house a 6+ person dining table if desired. The bathroom is well laid out, with all appropriate sanitaryware you require and is of a contemporary finish. The living accommodation is a bright and airy space, with dual aspect windows and ample space for freestanding furniture. Double doors lead to the kitchen with an array of wall and base units and both fitted and freestanding appliances.



Agents Note :

On-site, there is a 24/7 warden service available and a host of on-site amenities available to residents. For more information, please contact us on 01293 228228.

Lease Details

Length of Lease: 125 years from 1 September 2006

Annual Service Charge – £12,069

Service Charge Review Period – November

Annual Ground Rent – £575

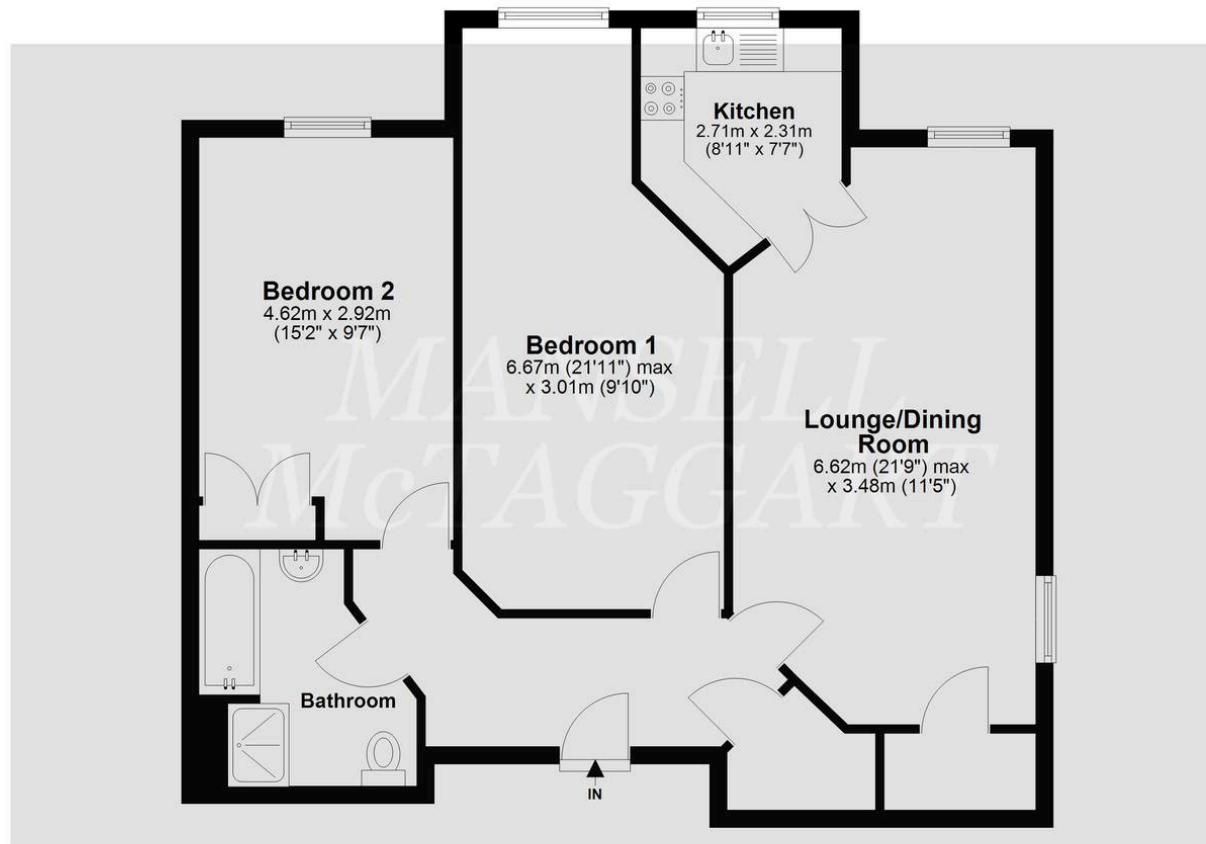
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



Second Floor

Approx. 76.0 sq. metres (818.4 sq. feet)



Total area: approx. 76.0 sq. metres (818.4 sq. feet)

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 purchaser.

Plan produced using PlanUp.

Mansell McTaggart Horley

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