



Roslan Court, Rosemary Lane, Horley

In Excess of **£140,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —

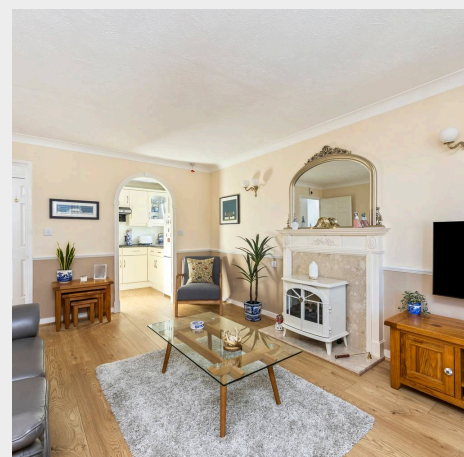
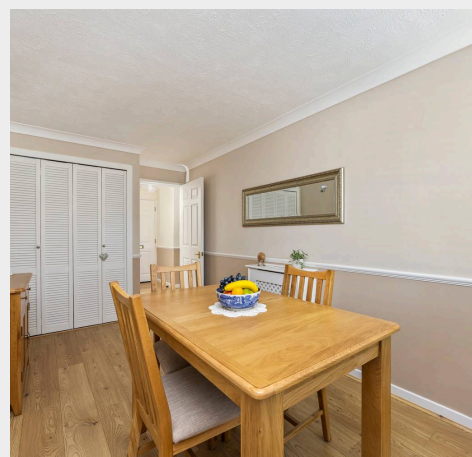


- Two double bedroom retirement flat
- Beautifully decorated and upgraded throughout
- First floor
- Lift access
- Well kept communal grounds
- Close proximity to town centre and amenities
- Guest suite and laundry room
- Communal lounge
- Council Tax Band 'C' and EPC 'B'

Introducing this immaculately presented 2 double bedroom first floor retirement flat in a sought after residential location, within a stone's throw of Horley town centre, Horley train station and other amenities.

You enter the block via a secure telecom entry system, where you are greeted with well maintained communal areas, including a lounge, kitchenette, laundry room and refuse.

The lift will take you to the first floor, where the property is located. Inside of the property, you will notice the new laminate flooring throughout. The entrance hallway leads to both bedrooms, a large sitting/dining room, shower room and 2 spacious storage cupboards. The tastefully upgraded kitchen leads off of the sitting/dining area, and houses a number of upgraded wall and base units with work surfaces over, integral waist height oven, fridge, electric hob, extractor fan, with space for a free-standing fridge/freezer.



The sitting/dining room is a bright and airy space, with an electrical fire and enough space for a four person dining table, large sofa, television, coffee table and other free-standing furniture, also benefitting from views to the well kept parking area and greenery.

Both bedrooms are well proportioned doubles, comfortably housing double beds, additional free-standing furniture and both bedrooms benefitting from built-in wardrobes. The shower room is fitted to white suite, with a shower cubicle, hand-wash basin, heated towel rail and W.C.

The property has been upgraded throughout, including magnetic shutters, new flooring, and new storage heaters.

In house there is a site manager, working 8am-2pm Monday-Friday. There is a 24 hour careline system in place throughout Roslan Court.

Lease Details

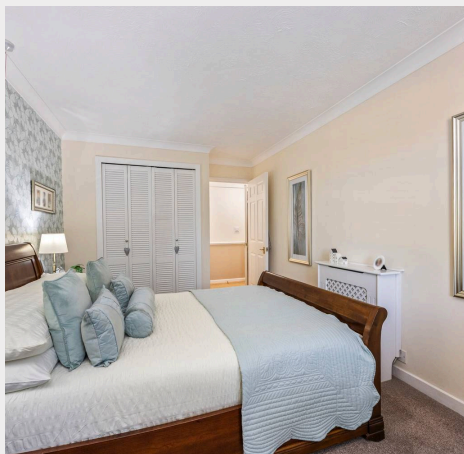
Length of Lease: 87 years remaining (2025)

Annual Service Charge – £4,600

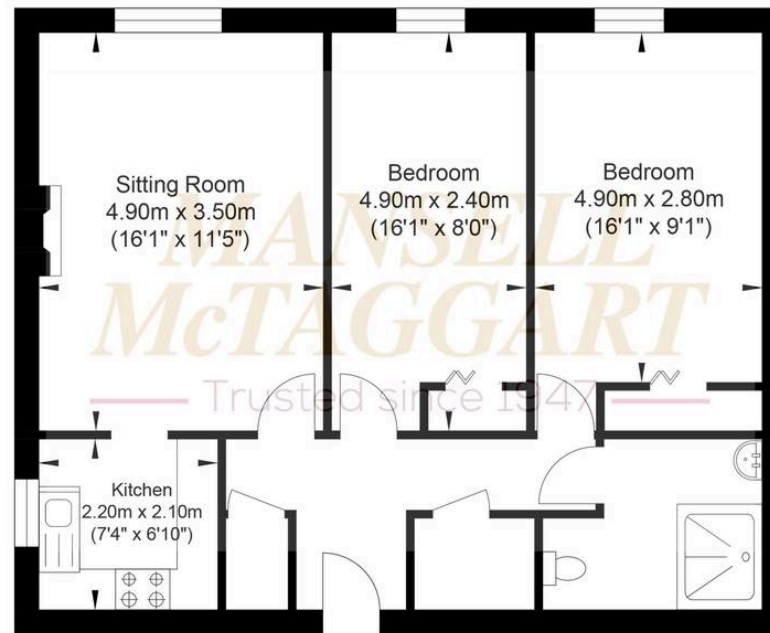
Service Charge Review Period – January

Annual Ground Rent – £580

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



Rosemary Lane



First Floor
Approximate Floor Area
664.0 sq ft
(61.7 sq m)

Approximate Gross Internal Area = 61.7 sq m / 664.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horley

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.