



## The Quadrangle, Lumley Road, Horley

Guide Price £250,000 – £260,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- NO ONWARD CHAIN
- 2 double bedrooms
- First floor flat
- Centrally located in Horley
- Beautifully presented communal areas
- Spacious living accommodation
- En-suite to principal bedroom
- Modern white bathroom suite
- Council Tax Band 'D' and EPC 'C'

Introducing this well-presented, two double bedroom first-floor flat, situated in a highly sought-after location in Horley town centre, just a short distance from local amenities. The property is being offered to the market with NO ONWARD CHAIN.

As you approach the building, you will notice the secure telecom entry system. Once inside, you are welcomed by beautifully maintained communal areas, including a stunning water feature that creates a peaceful, tranquil setting. On the first floor, where the flat is located, a second security door leads directly to the apartment.



Inside, the entrance hallway provides access to all rooms, along with two useful storage cupboards. Both bedrooms are generously sized doubles, with the main bedroom benefiting from fitted wardrobes and a private en-suite shower room.



The heart of the home is the spacious open-plan living/dining/kitchen area, offering a seamless layout ideal for both relaxing and entertaining. The kitchen features a range of wall and base units, an integrated oven and hob, and a fridge, with additional space for other white goods. It is finished with attractive roll-top work surfaces. The dining and living space comfortably accommodates a four-person dining table, a large sofa, coffee table, television, and other free-standing furniture.

The main bathroom is fitted with a white suite, including a W.C., hand wash basin, and a bath with shower over.

#### Lease Details

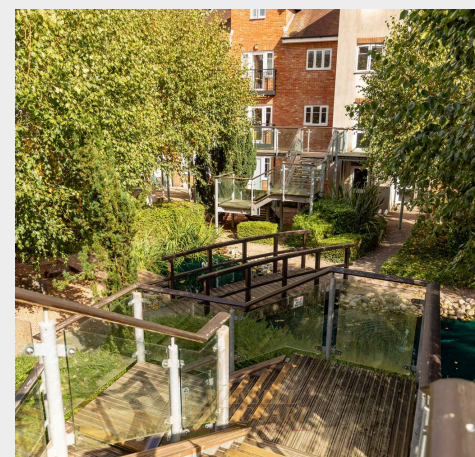
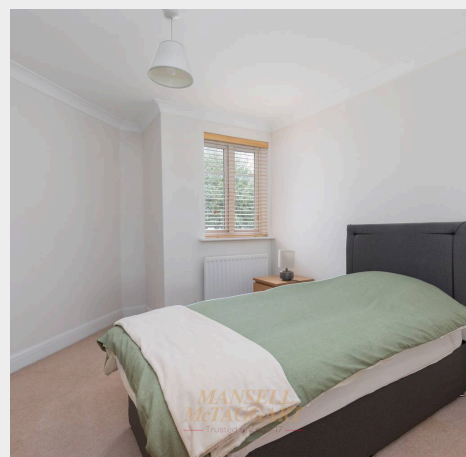
**Length of Lease:** 101 years remaining (expires 31/12/2126)

**Annual Service Charge** – This varies year to year but I can confirm is circa £2,000. The flats contribution under the lease is 1.21% of spend

**Service Charge Review Period** – 31 March

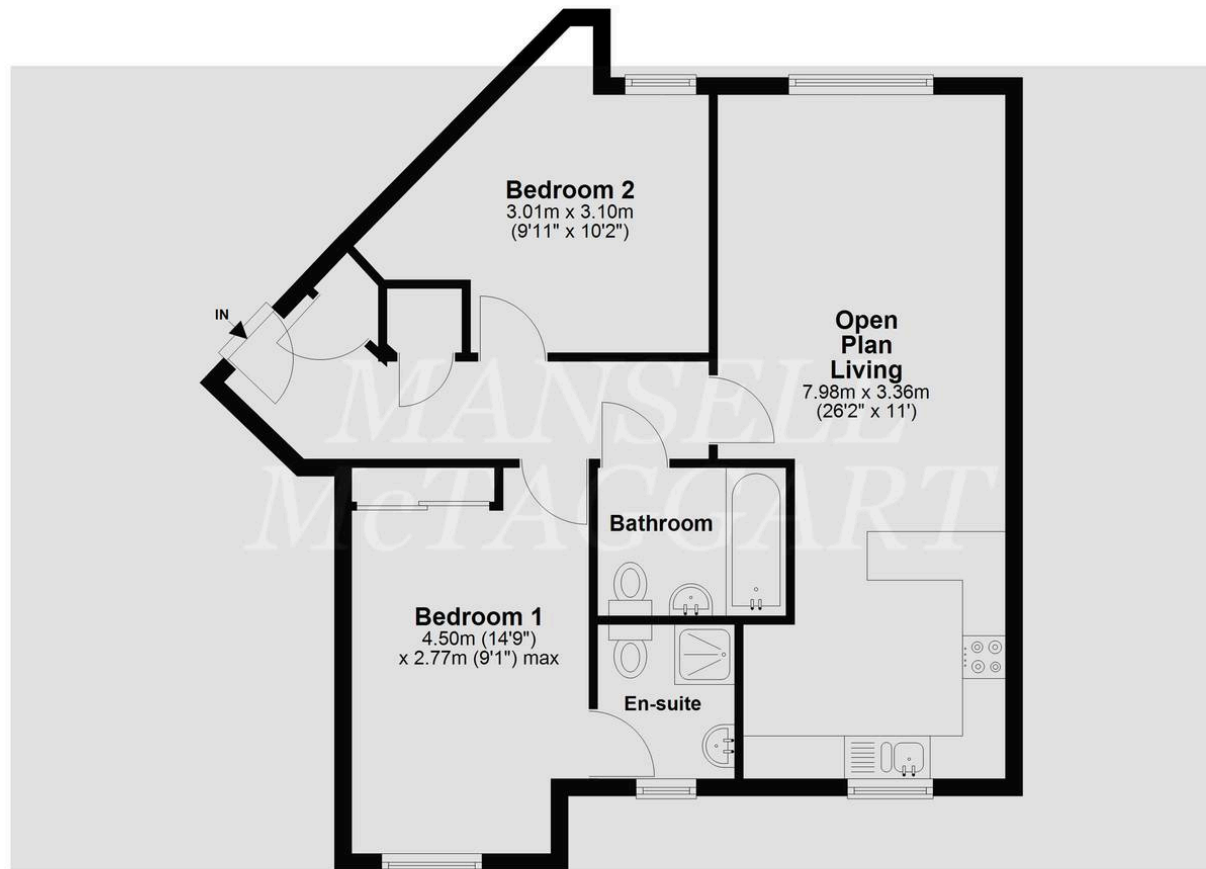
**Annual Ground Rent** – Currently £300

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



## First Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 63.9 sq. metres (688.2 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 buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Horley

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