



Le May Close, Horley

Guide Price £260,000 – £280,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Garage en-bloc
- Extended lease
- Large living/dining room
- Bright and airy with abundant natural light
- Central location close proximity to Horley recreational ground, Gatwick Airport, bus routes and amenities
- Council Tax Band 'C' and EPC 'C'

A well presented and generously sized two double bedroom flat spanning 1024sq.ft., boasting a newly renewed lease and garage en-bloc in a popular central area. The property is within close proximity of Horley town centre, bus and train lines, Gatwick Airport, Horley recreational ground, shops and amenities.

The property is of a superb size, spanning over 1024 sq.ft. There is an entrance hall with access to the kitchen, living room and storage cupboard. The kitchen is a good size, with an array of fitted units, space for appliances and 2 windows allowing in lots of natural light. The living room is accessible from here and the hallway and is an amazing space easily housing freestanding furniture and is a bright space with two further windows. The two bedrooms are also of a good size, easily housing king size beds and furniture with bedroom two benefitting from fitted wardrobes. The bathroom is partially tiled with a Jacuzzi bath with shower over, w/c and wash hand basin.



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

Lease Details

Length of Lease: 189 years from 25 December 2005

Annual Service Charge – £850

Service Charge Review Period – December

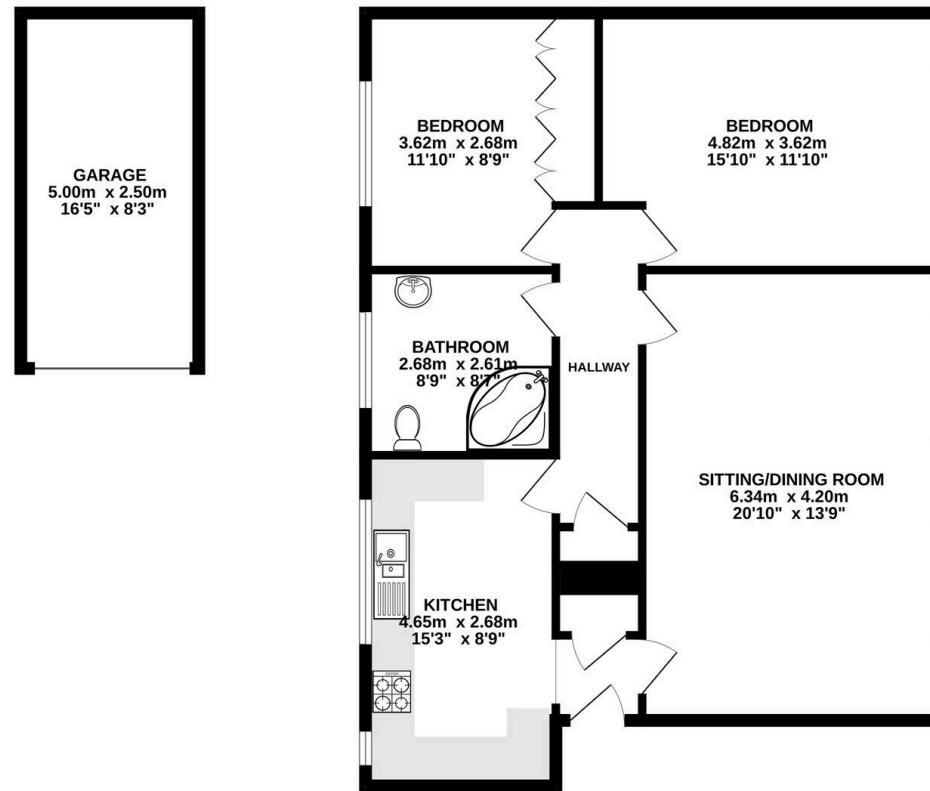
Annual Ground Rent – Peppercorn

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.



95.2 sq.m. (1024 sq.ft.) approx.



TOTAL FLOOR AREA: 82.6 sq.m. (890 sq.ft.) approx. (Excluding Garage)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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