



Skylark House, 9 Webber Street, Horley

In Excess of £290,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 2 double bedroom ground floor flat
- Situated in the sought-after Westvale Park development
- Allocated parking
- Open plan living accommodation
- Fitted kitchen with integrated appliances
- Remainder of NHBC warranty
- En-suite shower room
- Modern finish throughout
- 100% mortgage may be available – speak to our recommended Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A beautifully presented 2 double bedroom ground floor flat situated in the sought-after Westvale Park development finished to a very high standard.

On approach to the pleasant block of flats, you will notice the secure telecom system at the entrance. Also to the rear of the block there is an allocated parking space. Entering the property, the hallway provides access to all rooms and storage cupboards.

Both double bedrooms offer ample space for a king sized bed and other furniture, with the main bedroom benefitting from the added luxury of an en-suite shower room.

Continuing to the bathroom, there are contemporary fixtures of a hand wash basin, w/c, bath with shower over and a heated towel rail.



The open plan living accommodation is a lovely bright and airy space, with more than enough wall and base units, fitted appliances and ample space for furniture. Being a great size, this open plan living space offers versatility with different layouts available to suit individual needs.

Internal viewings highly advised.

Lease Details

Length of Lease: 118 years remaining (2025)

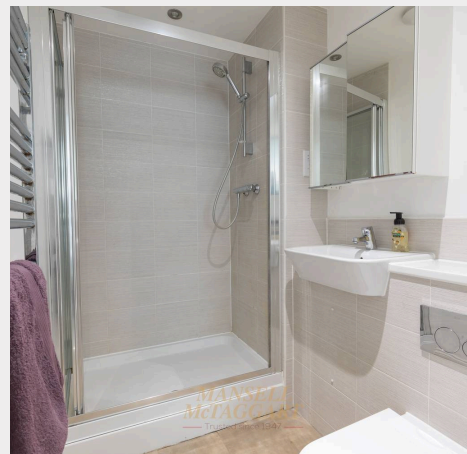
Annual Service Charge – £1,800

Service Charge Review Period – April

Ground Rent – £250 per annum

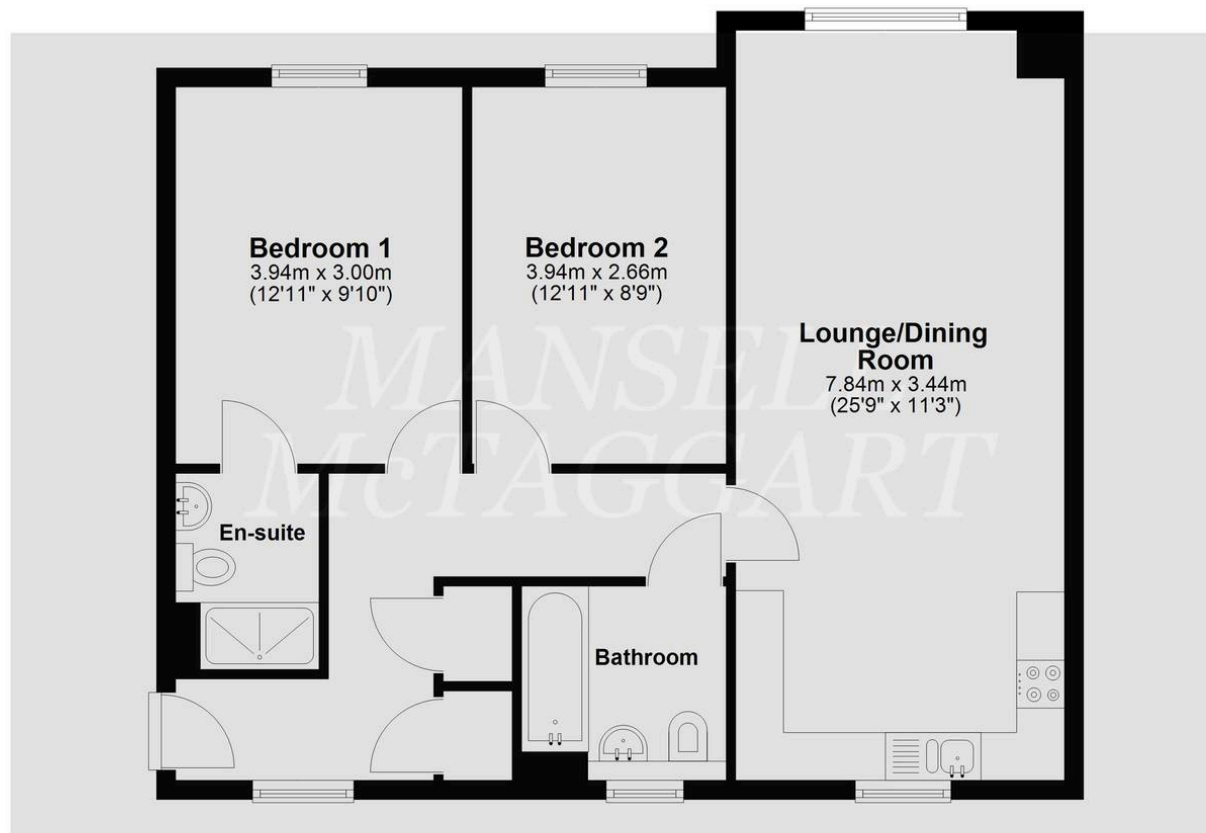
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

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.



Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 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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