



Roslan Court, Rosemary Lane, Horley

In Excess of £100,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

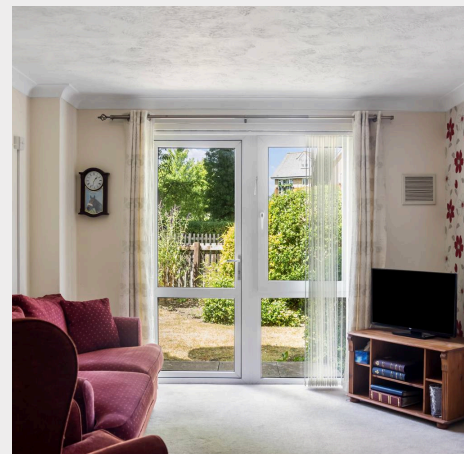


- One bedroom retirement property
- NO ONWARD CHAIN
- Bright and spacious throughout
- Private garden
- Laundry room and guest suite
- Close proximity to town centre
- Well kept communal grounds
- Communal lounge and refuse
- Council Tax Band 'C' and EPC 'C'

Offered to the market with no onward chain is this well presented and spacious one bedroom retirement property, situated a short distance from the town centre and train station. Open to buyers of ages 60+.

You enter the block via a secure tele-com system, where you are met with a well maintained communal hallway. Here there is a communal refuse area, with communal lounge and kitchen.

On entry to the property is the entrance hallway, with access to the shower room, bedroom, living/dining and storage cupboard. The kitchen leads off of the lounge and comprises of wall and base units, fitted electric hob, waist height oven, and a wash basin. Underneath the roll-top work surfaces there is space for a fridge or freezer. The living/dining space boasts a generous size, being very well lit, with space for a small dining table and chairs, television, sofa and other free-standing furniture. The private garden is accessed via a door in the living/dining area, with a small patio and the rest being laid-to-lawn.



The bedroom is a well sized king, with a fitted wardrobe and a window overlooking communal/private gardens. The recently renovated shower room is fitted with a large shower cubicle, which has hand rails and seat for assistance, W.C, hand wash basin, finished with fully tiled walls and a heated towel rail.

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: 125 years from 1 December 1988

Annual Service Charge - £3,200

Service Charge Review Period - March

Annual Ground Rent - £540

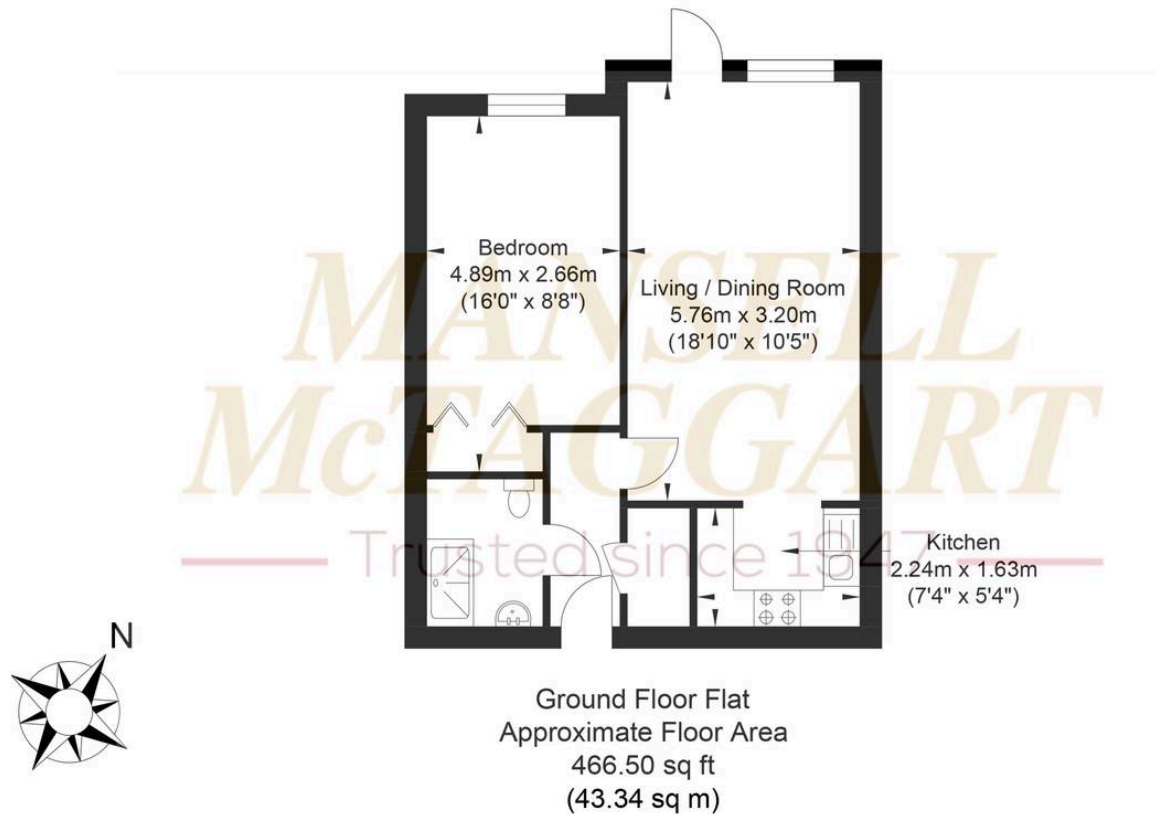
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

LOCATION

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.



Rosemary Lane



Approximate Gross Internal Area = 43.34 sq m / 466.50 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.