



Elbourne House, Lumley Road, Horley

In Excess of £235,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- Two double bedrooms
- NO CHAIN
- Spacious living accommodation
- Central location close to shops and transport links
- Council Tax Band 'C' and EPC 'B'

A well presented and spacious two double bedroom flat, ideally located within the heart of Horley town centre, within close proximity of shops, Horley train station, bus routes, Gatwick Airport and amenities.

You enter the block via a secure telecom system, with stairs leading to the property itself. Upon entering, there is a spacious hallway giving access to all rooms and storage cupboards.

The kitchen and bathroom are both well proportioned, with the kitchen housing a range of wall and base units and both fitted and freestanding appliances, with the bathroom being partially tiled and housing all needed sanitaryware. Both bedrooms are directly opposite and are very good sizes. Both can comfortably house king size beds and any freestanding furniture you may wish. The living space is a huge focal point to this property, being very generously sized easily housing multiple sofas, dining table and furniture.



Outside, there are well maintained communal grounds.

#### Lease Details

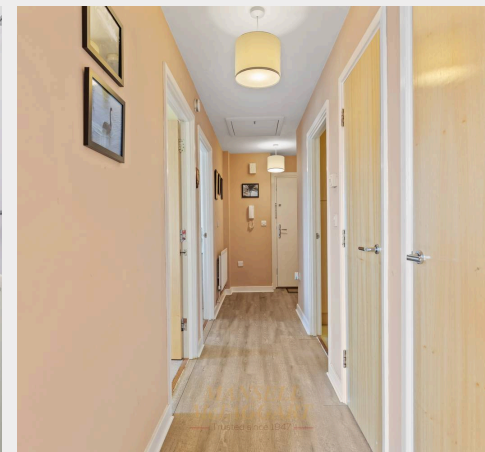
Length of Lease: 125 years from 1 January 2003

Annual Service Charge – £1,641.88

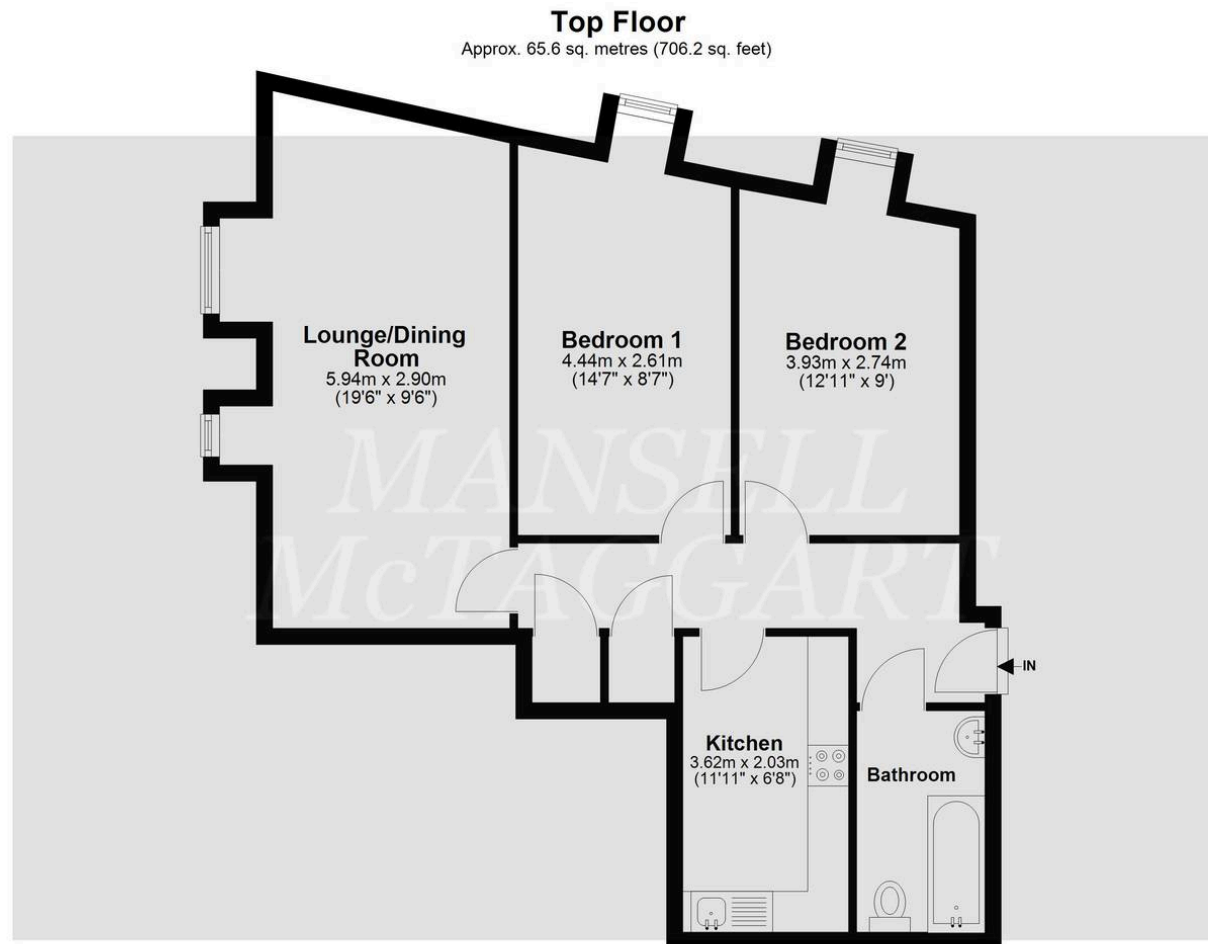
Service Charge Review Period – May

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.







Total area: approx. 65.6 sq. metres (706.2 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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