



Regents Mews, Horley

Guide Price £240,000 – £250,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Two double bedroom flat
- En-suite to bedroom one
- Sizeable living area
- Allocated parking space
- Open plan living dining room and separate kitchen
- Bright and airy throughout
- Popular central location
- Walking distance to Horley town, train station and amenities
- Council Tax Band 'C' and EPC 'C'

A well presented and sizable two double bedroom flat offered to the market with no chain, in a popular and central location, within close proximity of Horley town centre, train station, shops and amenities.

Upon entry to the block via a secure telecom system, stairs lead to the property itself.

Upon entering, there is a spacious hallway giving access to all rooms. The living accommodation comprises of a separate kitchen with an array of wall and base units, fitted and freestanding appliances and window to side. Open plan living/dining area is a superb space which is a bright area with ample room for any freestanding furniture you may wish. Both bedrooms are generous double rooms, easily housing double beds and furniture with bedroom one benefiting from an en-suite.



The family bathroom is finished in a white suite with all appropriate sanitaryware. There are also multiple large storage cupboards, well maintained communal grounds and an allocated parking space.

Lease Details

Length of Lease: 125 years from 25 December 1999

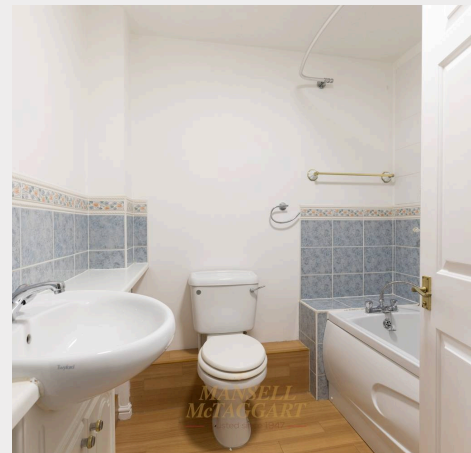
Annual Service Charge – £1,606

Service Charge Review Period – April

Annual Ground Rent – £258.20

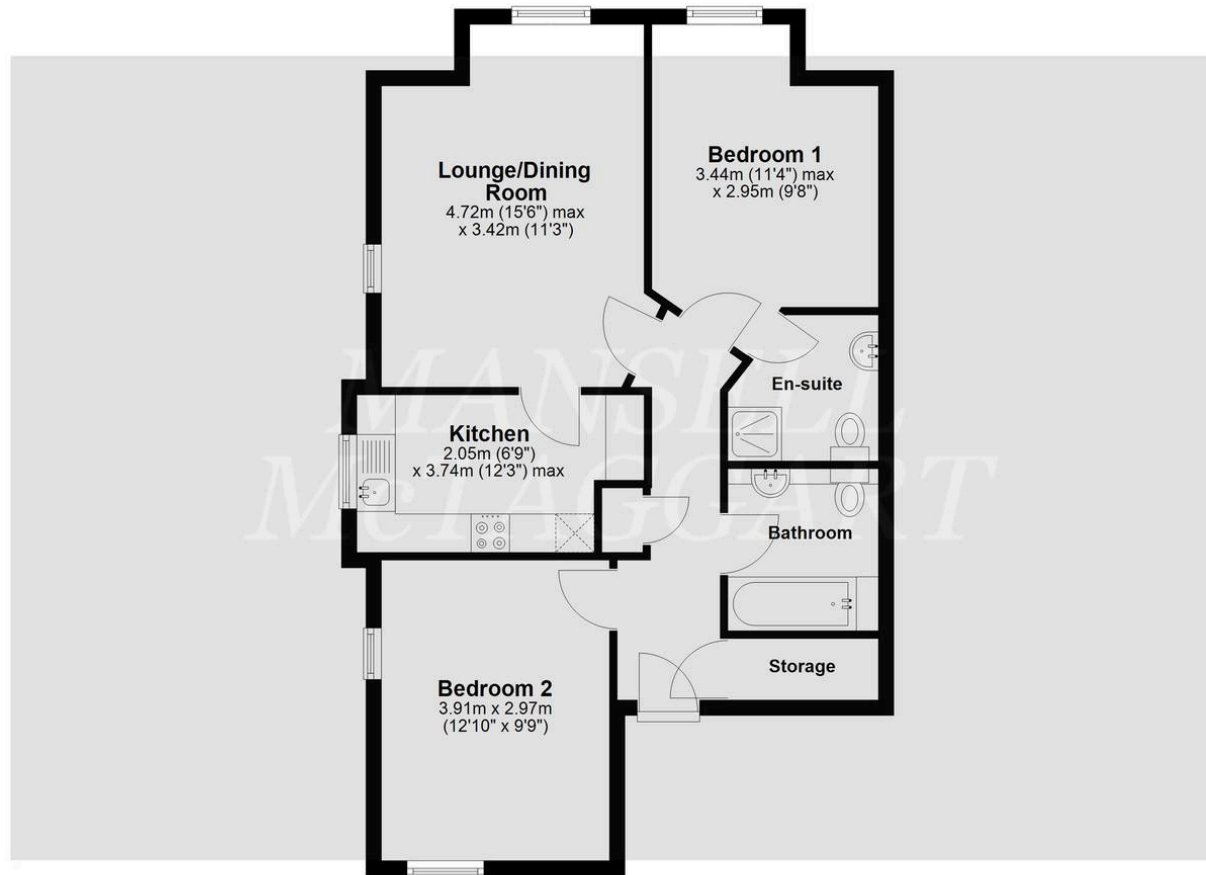
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

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



First Floor

Approx. 61.9 sq. metres (666.2 sq. feet)



Total area: approx. 61.9 sq. metres (666.2 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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