



Russells Crescent, Russell Square, Horley

Guide Price £275,000 – £285,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Open Plan Kitchen/Lounge
- South Facing Balcony
- Central Location
- Two Double Bedrooms
- Council Tax Band 'D' and EPC 'B'

A spacious second floor apartment, ideally located in the town centre within walking distance to local amenities and Horley train station.

This apartment offers fitted storage just off the hallway, before leading to the open plan kitchen/living area, which is flooded with natural light from the large windows. The living area also boasts access to the balcony.

The rest of the property offers a master bedroom benefitting from a built in wardrobe, as well as a spacious bathroom with a shower over top of the bath, and second double bedroom.

The property benefits from a secure door entry system, lifts to all floors and allocated underground parking.

Lease Details

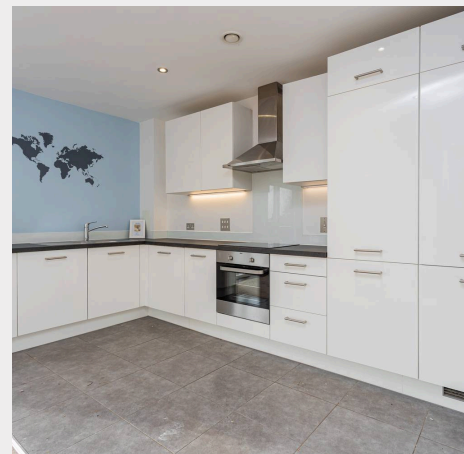
Length of Lease: 87 years remaining (2025)

Annual Service Charge – £235.01

Service Charge Review Period – April

Annual Ground Rent – £250

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

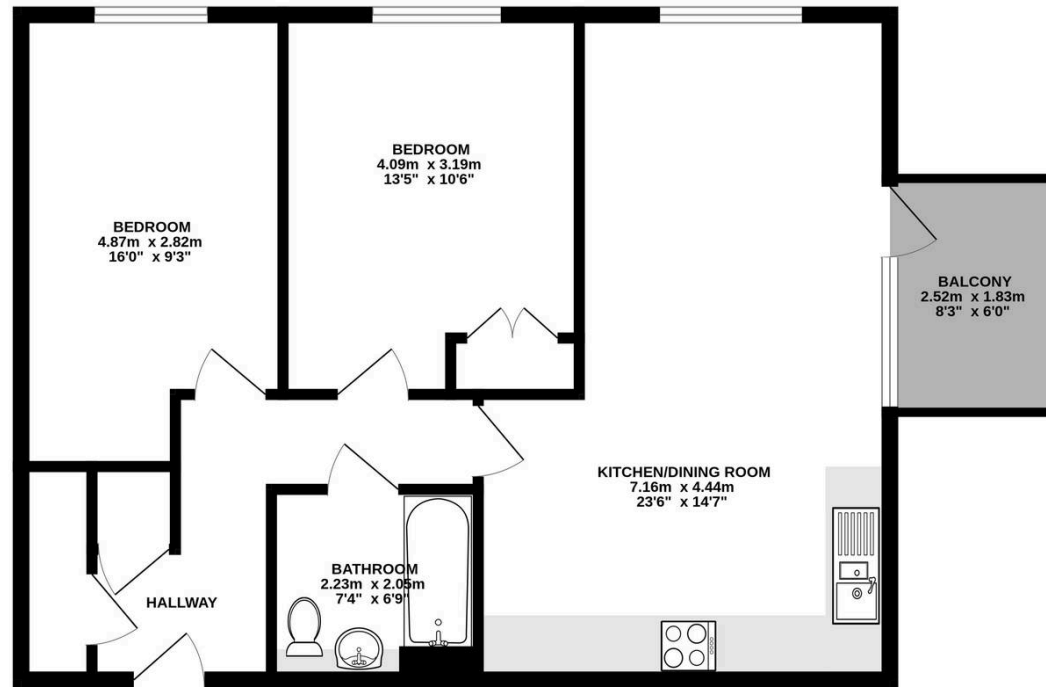


Location

Ideally located in the town centre within walking distance to local amenities and Horley train station.



GROUND FLOOR
66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 sq.ft.) approx.

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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