



Wavertree Court, 59 Massetts Road, Horley

Offers in Region of £80,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- One double bedroom
- Desirable ground floor flat
- Patio door opening to communal gardens
- NO CHAIN
- Communal parking spaces
- Close proximity to Horley town centre, bus stops, shops and amenities
- Host of communal amenities, halls, storage units and even family stay room
- Council Tax Band 'C' and EPC 'B'

A 1 bed ground floor flat, located in the popular Wavertree Court, situated within close proximity of Horley town centre, set in peaceful grounds off of Massets Road.

Wavertree Court is a popular block, targeted towards the over 60s with additional care at the forefront of its agenda. The block contains a host of shared amenities, communal halls, subsidised restaurant, buggy store, 24/7 on site manager, guest suite and much more.

The property itself has NO CHAIN and is located on the ground floor, the most desirable in the block. It has a spacious open plan living area and kitchen and 1 sizable bedroom with ample space for a double bed and fitted units. Furthermore, there is a well sized private washroom. Being on the ground floor, the flat also has its own patio door opening to the communal grounds.



## Lease Details

Length of Lease: 106 years remaining (2025)

Annual Service Charge – £9.900

Service Charge Review Period – September

Annual Ground Rent – £202

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

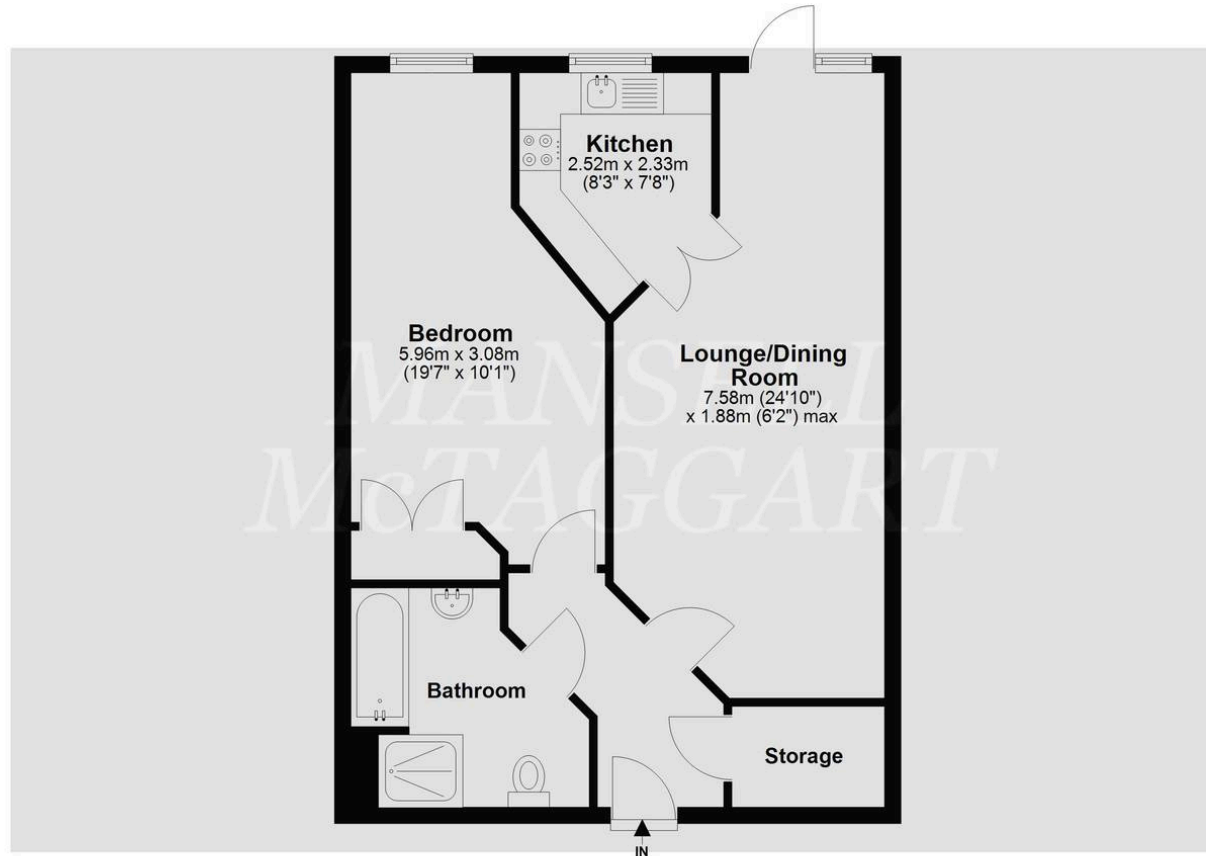
Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also 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. 57.6 sq. metres (619.5 sq. feet)



Total area: approx. 57.6 sq. metres (619.5 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

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

[horley@mansellmctaggart.co.uk](mailto:horley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)

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.