



Russell Square, Russells Crescent, Horley

£265,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- 2 Double bedroom flat
- Located within Horley town centre, just minutes away from Horley station, Waitrose and other amenities
- Private balcony
- Allocated parking
- Complete onward chain
- Spacious living accommodation
- Fitted appliances
- Council Tax Band 'D' and EPC 'C'

A spacious two double bedroom first floor apartment, ideally located in the heart of Horley town centre, just minutes from the train station offering fast links to London, Brighton and Gatwick Airport. The property is offered to the market with a complete onward chain.

The development is accessed via a secure telecom entry system, leading into well-maintained communal areas with stairs rising to the first floor where the apartment is situated.

Upon entering the property, you are welcomed by a generous entrance hallway providing access to all rooms, along with useful storage cupboards.

The bright and airy open-plan living space forms the centrepiece of the home, with French doors opening onto a private balcony and allowing plenty of natural light to flow through. The room comfortably accommodates a large L-shaped sofa, coffee table, media unit and a 4-6 seater dining table, along with additional freestanding furniture.



The kitchen area offers an extensive range of wall and base units and is equipped with a fridge/freezer, oven with hob and dishwasher, complemented by roll-top work surfaces that provide both practicality and a clean, modern finish.

Both bedrooms are well-proportioned doubles, each providing ample space for large double beds and additional furniture. The principal bedroom further benefits from a fitted wardrobe.

Externally, the property includes an allocated parking space.

Lease Details

Length of Lease: 87 years remaining (2026)

Annual Service Charge – £2,482

Service Charge Review Period – April

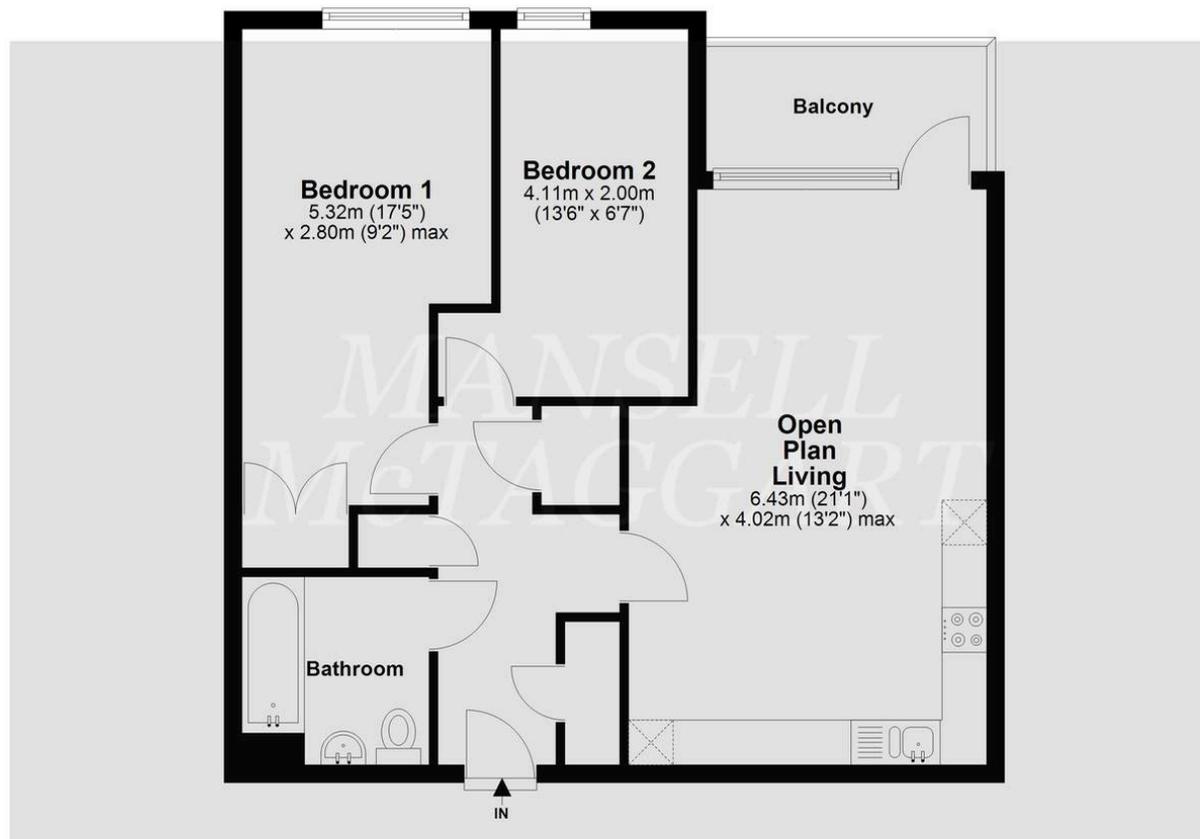
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

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.



First Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 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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