



Court Lodge Road, Horley

Offers in Region of **£210,000**



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



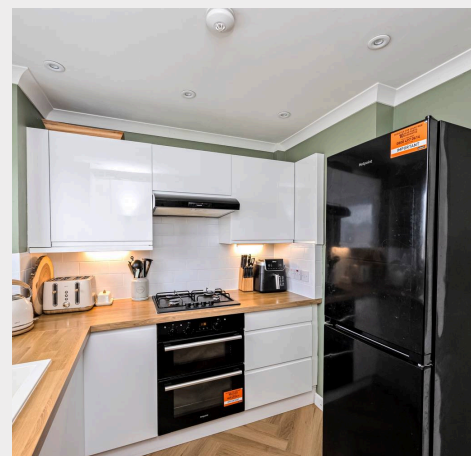
- 1 double bedroom first floor flat
- Upgraded to a high standard throughout
- Bright and airy
- Long lease and low service charge
- Brick built storage shed
- Communal gardens
- Popular residential location
- Council Tax Band 'A' and EPC 'C'

Introducing this beautifully presented and recently upgraded one double bedroom first floor apartment, ideally situated within a popular residential area of Horley and within easy reach of the town centre and local amenities.

Upon approach to the development, you are welcomed by well-maintained communal grounds and a secure telecom entry system providing access to the building. Inside, the communal areas are neatly presented, with stairs leading to the first floor where the apartment is located.

Internally, the property opens into a spacious L-shaped entrance hallway, which provides access to all rooms as well as useful storage cupboards.

The kitchen has been tastefully upgraded and features a range of modern wall and base units, stylish work surfaces, and spot lighting. There is space for freestanding appliances, and the room is finished with attractive wood-effect flooring.



The living room is a bright and welcoming space, recently fitted with new carpets and benefitting from a large window overlooking the communal grounds, allowing plenty of natural light. The room offers ample space for multiple sofas, a coffee table, television unit, and even a 4–6 person dining table. The bedroom is a generously sized double room, comfortably accommodating a king-size bed along with additional freestanding furniture. A large window further enhances the light and airy feel of the room.

The bathroom is finished to a contemporary standard, with tiled flooring and walls, a WC, bath with shower over, heated towel rail, and wash hand basin. Spot lighting and additional wall-mounted storage units complete the space.

Externally, the property benefits from well-maintained communal grounds and is ideally situated just a 10-minute walk from Horley town centre, providing easy access to a variety of shops, restaurants, and excellent transport links. Garages are also available to rent nearby.

### Lease Details

Length of Lease: 100 years remaining (2026)

Annual Service Charge – £1,032.36

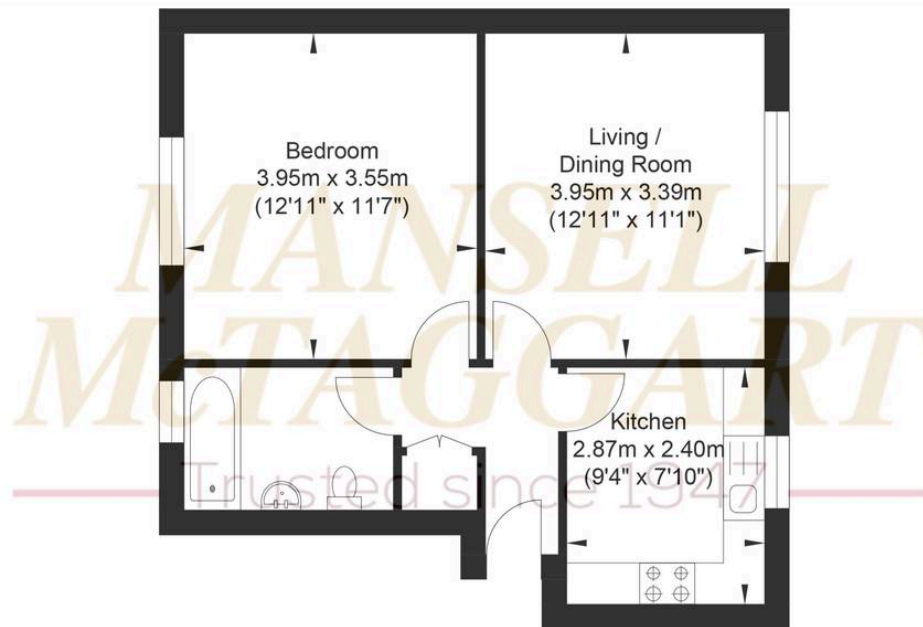
Service Charge Review Period – April

Annual Ground Rent – £10

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



## Court Lodge Road



First Floor  
Approximate Floor Area  
473.28 sq ft  
(43.97 sq m)

Approximate Gross Internal Area = 43.97 sq m / 473.28 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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