



Grovelands, Horley

Guide Price £290,000 - £300,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO ONWARD CHAIN
- 2 double bedroom flat
- Located in a tranquil block moments from the town centre
- Garage en-bloc
- Upgraded to a high standard throughout
- Light and airy
- Share of freehold
- 945 years remaining on lease (2026)
- Council Tax Band 'C' and EPC 'E'

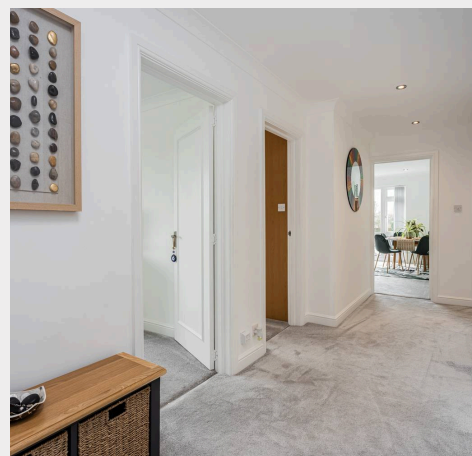
SHARE OF FREEHOLD - Introducing this beautifully presented and recently upgraded two double bedroom apartment, ideally located just a short walk from Horley town centre and the train station, and offered to the market with no onward chain.

Set within a well-maintained, set-back development, the property benefits from a newly resurfaced residents' parking area and a communal entrance way. The communal areas are clean and well kept, providing a welcoming approach to the apartment.

Upon entering, a generous hallway offers access to all rooms and features two large storage cupboards, adding excellent practicality.

Both bedrooms are well-sized doubles, comfortably accommodating beds and additional furniture. Each room enjoys large windows overlooking the attractive communal gardens, along with built-in wardrobes.

The living room is a particularly spacious and inviting area, forming the heart of the home. It easily accommodates multiple sofas and furnishings, while a large window enhances the bright and airy atmosphere throughout.



The separate kitchen has been thoughtfully updated, featuring a range of modern wall and base units, granite-effect worktops, an upgraded sink, laminate flooring, illuminated kickboards, and ceiling spotlights. Integrated appliances include an oven with electric hob, dishwasher, washing machine and a microwave.

The bathroom has also been stylishly refurbished and includes a bath, separate shower cubicle, and wash basin, complemented by fully tiled walls, laminate flooring, and spotlights. A separate WC adds further convenience.

Externally, the property benefits from residents' parking, well-maintained communal gardens, and a garage located en bloc to the rear.

Tucked away from the main road and surrounded by mature shrubs, the development offers a sense of privacy while remaining exceptionally convenient, just a two-minute walk to Horley Train Station and five minutes to Horley Town Centre.

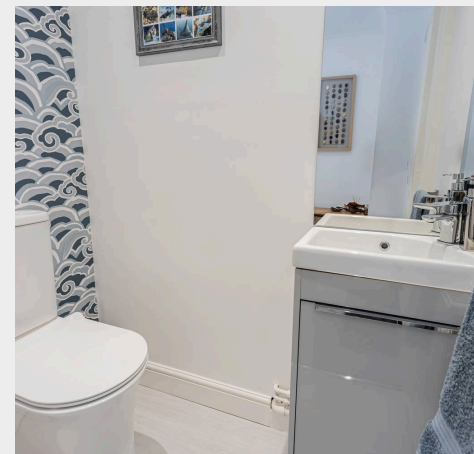
LEASE TERMS – SHARE OF FREEHOLD

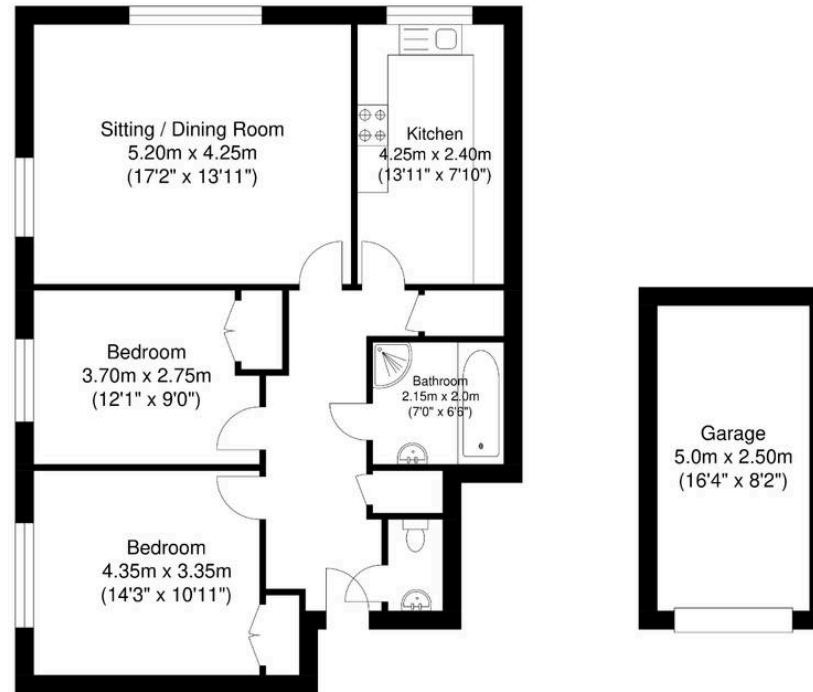
Length of Lease: 945 years remaining (2026)

Annual Service Charge: £2,400

Service Charge Review Period – July

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





Ground Floor
Approximate Floor Area
819.02 sq ft
(76.09 sq m)

Garage
Approximate Floor Area
134.54 sq ft
(12.50 sq m)

Approximate Gross Internal Area = 88.59 sq m / 953.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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