



The Quadrangle, Lumley Road, Horley

Guide Price £290,000 – £300,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Spacious two-bedroom apartment
- Situated within Horley town centre, minutes away from Horley train station and other amenities
- Allocated parking space
- Impressive open-plan kitchen/living/dining room
- Principal bedroom with en-suite and balcony access
- Well-proportioned second bedroom
- Main bathroom plus en-suite shower room
- Attractive communal gardens with pond and walkways
- Council Tax Band 'D' and EPC 'B'

Introducing this well-presented two-bedroom apartment, situated within The Quadrangle on Lumley Road, one of Horley's most distinctive apartment developments with beautifully landscaped communal gardens, decked walkways and a central pond area.

The property offers approximately 829 sq ft of accommodation and is arranged around a practical entrance hall, providing access to all rooms. The hallway also includes useful storage, helping to keep the apartment practical for everyday living.

A particular feature of the home is the generous open-plan kitchen/living/dining room, measuring approximately 20'1" x 18'9". This is a bright and sociable space, finished with wood-effect flooring and offering plenty of room for both comfortable seating and a dining table. The layout works well for everyday living and entertaining, with the living area positioned beside the windows and the kitchen neatly set to one side.

The kitchen itself is fitted with a modern range of white units, contrasting work surfaces and a tiled splashback. There is an integrated oven, hob and extractor, with space for additional appliances, including a washing machine and freestanding fridge freezer.



The principal bedroom is a spacious room, measuring approximately 13'7" x 13'6", and benefits from fitted wardrobe space, an en-suite shower room and doors opening onto a balcony area. The second bedroom is also well-proportioned and would work well as a guest bedroom, home office or additional bedroom, depending on requirements. The apartment is further served by a main bathroom, fitted with a bath, WC and wash hand basin, in addition to the en-suite shower room to the principal bedroom.

Externally, The Quadrangle is set around attractive communal gardens which give the development a particularly unique feel. The landscaped grounds include mature trees, planted borders, decked walkways, bridge sections and a central pond with water features. Communal parking areas are also visible within the development.

The location is particularly convenient, being just minutes from Horley train station and well placed for access to Horley town centre, local shops and amenities. There are also excellent transport links nearby, with easy access to Gatwick Airport, London and the surrounding network.

An internal viewing is highly recommended to fully appreciate the size, layout and setting of this attractive apartment.

#### Lease Details

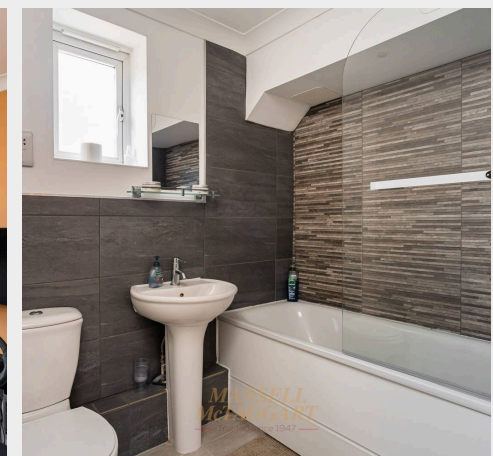
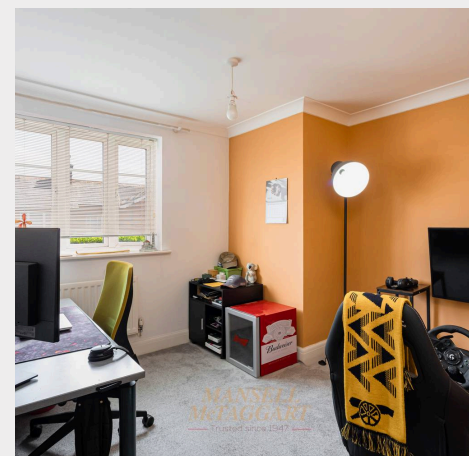
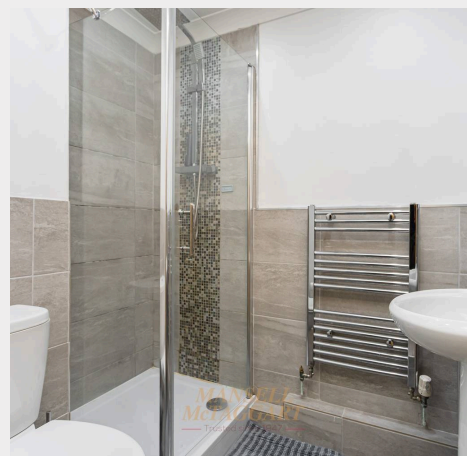
Length of Lease: 100 years remaining (2026)

Annual Service Charge – £2,288

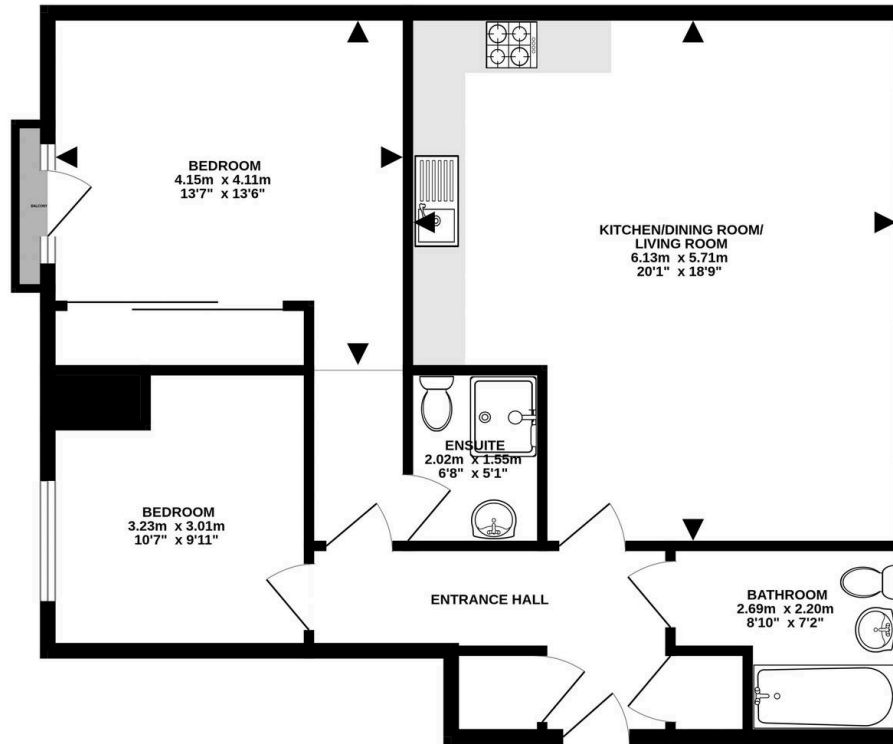
Service Charge Review Period – March

Annual Ground Rent – £300

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



GROUND FLOOR  
77.0 sq.m. (829 sq.ft.) approx.



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TOTAL FLOOR AREA: 77.0 sq.m. (829 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Mansell McTaggart Horley

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