



Court Lodge Road, Horley

Offers Over £200,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



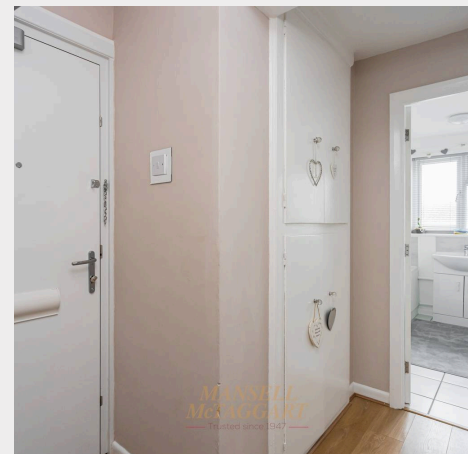
- Ample storage throughout
- Ground floor
- Spacious double bedroom
- Contemporary finish
- Located near local shops, schools and leisure centre
- Generous entrance hallway with built-in storage cupboards
- Large communal car park
- Council Tax Band 'A' and EPC 'C'

Mansell McTaggart Horley are happy to present this lovely one bedroom, ground floor flat, ideally situated close to local shops, schools, and within walking distance of the leisure centre.

As you enter through the front door, you are welcomed by a generously sized entrance hallway providing access to all rooms within the property. The hallway also benefits from multiple built-in storage cupboards, ideal for coats, household items, and additional storage needs.

To the right-hand side, you will find the updated and well-maintained kitchen, fitted with a range of wall and base units for added convenience. The kitchen also features a large storage cupboard/pantry, perfect for food storage or general household use, while enjoying pleasant views overlooking the communal gardens.

The bedroom is an excellent size, comfortably accommodating a large double bed, two sizeable wardrobes, bedside tables, and additional furniture such as desks or drawers, whilst still retaining a spacious feel. Natural light pours through the window, creating a bright and airy atmosphere.



The living room is another generously proportioned space, offering plenty of room for a comfortable seating area alongside a small dining table if desired. A door from the living room provides direct access towards the front gardens and the large communal car park, which offers ample parking for residents and visitors on a non-allocated basis.

Completing the accommodation is the contemporary-style bathroom, fitted with a bath and shower, wash hand basin, WC, and a window allowing further natural light into the space. Finished in a modern style, the bathroom offers both practicality and comfort.

Lease Details

Length of Lease: 116 years remaining (2026)

Annual Service Charge – £1,021.90

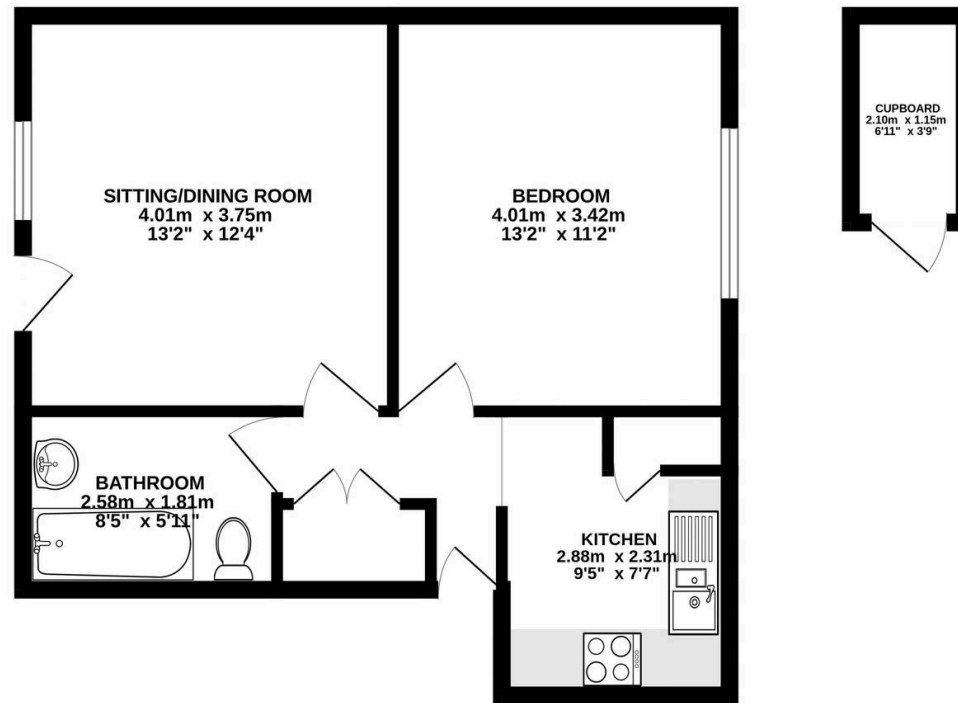
Service Charge Review Period – April

Annual Ground Rent – £10

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



GROUND FLOOR
46.6 sq.m. (502 sq.ft.) approx.



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TOTAL FLOOR AREA - 46.6 sq.m. (502 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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