



4 Sunningdale Aurum Close, Horley, RH6 9BT

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**J A M E S D E A N**  
E S T A T E   A G E N T S

This attractive first floor apartment is situated in a popular residential development and quiet cul-de-sac within walking distance of the mainline station and town centre. The property has been well maintained and features UPVC double glazing and gas central heating. It also benefits from a brand-new Worcester Bosch boiler, an up-to-date Electrical Installation Condition Report and a high energy efficiency rating. The property is offered to the market with NO ONWARD CHAIN.

The apartment is ideally suited for first time buyers but also attractive to potential investors and commuters due to its proximity to the local mainline train station and



international airport. The property will benefit from a new 125 year lease upon completion, with no ground rent payable thereafter. The owners are also receptive to agreeing terms with cash buyers seeking a swift completion based on the remaining lease term.

The apartment layout features an entrance hall, two double bedrooms with one benefitting from integrated storage, a spacious bathroom with white sanitary ware and a large airing cupboard, living room and a kitchen with breakfast bar, white goods, decorative splashback tiling, integrated oven and gas hob.

Location is always key and it is no exception here. Located within a short walk of the town centre, the development offers allocated parking, a secure door entry system and plenty of green spaces within the communal grounds. The bustling town of Horley offers residents an excellent mix of local amenities and great transportation links. Gatwick is only 10 minutes away and the mainline railway station provides fast services to London and the south coast.

**Offers In Excess Of £250,000**

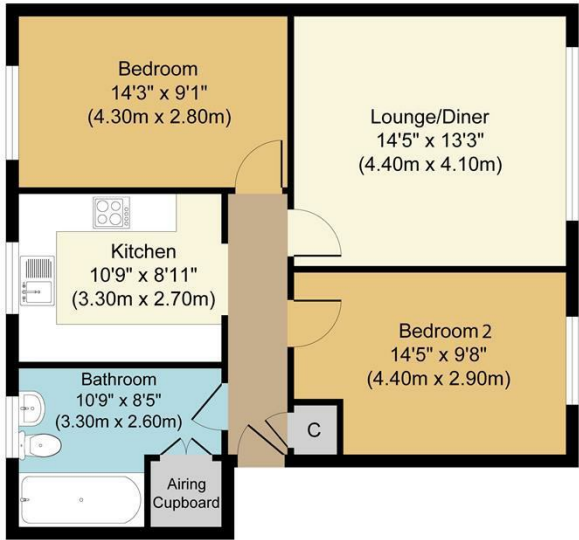




# Aurum Close Horley RH6

Offers In Excess Of  
£250,000

## Floor plan



Approximate Floor Area  
700 sq. ft  
(65.00 sq. m)

**Aurum Close, RH6**  
**Approx. Gross Internal Floor Area 700 sq. ft / 65.00 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Key information

Internal Area: 700.00 sq ft

Tenure: Leasehold

Annual Service Charge: £1,300

Allocated Parking Bay: 19

Council Tax Band: C

### Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.