



20 Meadowcroft Close, Horley, RH6 9EL

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This ground floor maisonette is ideally located in a quiet cul-de-sac within walking distance of the town centre and mainline station and is offered to the market with NO ONWARD CHAIN.

The property offers generous accommodation on one level with 739 square feet of living space. It benefits from a long lease with 125 years remaining and is subject to a peppercorn ground rent. There is no applicable service charge, and the property is ideally suited to first time buyers, who will be stamp duty exempt, but also attractive to potential investors and commuters due to its close proximity to the mainline train station and airport.

The accommodation consists of an entrance hall with storage provision, two double bedrooms,



bathroom, kitchen and an inviting open plan lounge/diner with feature fireplace. The kitchen features cream cabinetry, decorative splashback tiling, stand-alone appliances and provides direct access to the splendid rear garden.

Externally, the property benefits from front and rear gardens with off road parking and storm porch. The block paved parking provision is an added bonus and there is scope to adapt the front garden to create an additional parking space if required. There is side access to the rear garden, which is hard landscaped and includes a garden shed.

Location is always key and it is no exception here. The property is ideally located within walking distance of the bustling town of Horley, which offers residents an excellent mix of local amenities. The town has excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

Asking Price £270,000



Floor plan



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is accepted for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, legal 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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TENURE: Leasehold
Council Tax Band: C



Energy Efficiency Rating	
	Current
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 ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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