



Flat 7 100 Victoria Road, Horley, Surrey, RH6 7AB

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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 impressive converted first floor apartment is extremely well presented and ideally located in the heart of the town centre within easy access of amenities and the mainline railway station. The property occupies a quiet position within the development and is available to **CASH BUYERS ONLY**.

The accommodation consists of an inviting entrance hall that is large enough to accommodate furniture. It features solid wood laminate that is continuous throughout the main reception area, which is open plan. The spacious lounge/diner leads onto the separate kitchen, which features contemporary white units, stylish splashback tiling, an



integrated Bosch oven and hob as well as stand-alone appliances. The apartment is completed by a double bedroom, which is carpeted, and a modern bathroom with beige floor to ceiling decorative tiling and white sanitary ware.

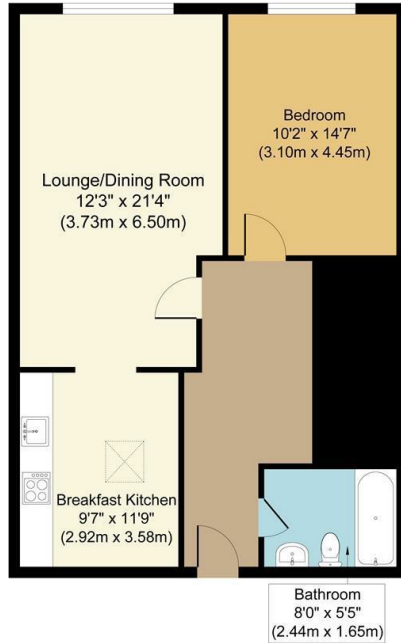
The apartment is deceptively spacious at 760 square feet, which is more in keeping with the space generally associated with two-bed apartments. It benefits from a long lease and is ideally suited to potential investors and commuters due to its proximity to the local mainline train station and airport. Externally, the property benefits from a secure door entry system and allocated parking within a gated car park.

Victoria House is a modern converted building consisting of nineteen apartments. Location is always key, and it is no exception as Horley offers a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

Asking Price £190,000



Floor plan



Approximate Floor Area
760 sq. ft
(70.62 sq. m)

Victoria Road, RH6

Approx. Gross Internal Floor Area 760 sq. ft / (70.62 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.

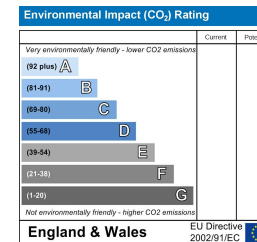
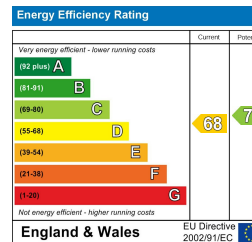
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TENURE: Leasehold

Council Tax Band: B

Remaining Lease Term: 115 years

Annual Service Charge: £1,500 - Annual Ground Rent - £350



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