Flat 38, The Quadrangle Lumley Road, Horley, RH6 7JX

www.jamesdeanproperty.co.uk

JAMESDEAN
ESTATE AGENTS

This attractive and spacious first floor apartment is situated in a sought-after development close to the town centre.

The Quadrangle is a modern development that benefits from a gated carpark, secure door entry system and impressive communal grounds including a central courtyard with feature fishponds and landscaped gardens.

This apartment is ideal for either first time buyers, who would be stamp duty exempt, as well as investors and commuters due its proximity to the mainline station and airport. Of added attraction is the fact the apartment is larger than average with 897sqft of habitable space. It also benefits from a good length lease, allocated parking and the heating system has been upgraded.

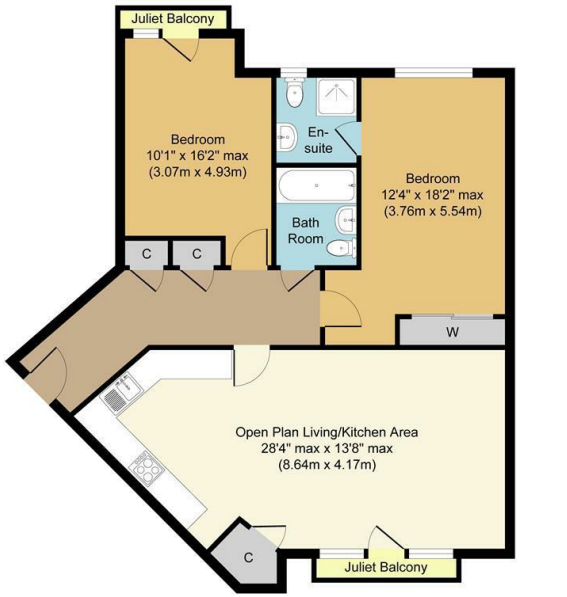
The apartment benefits from an entrance hall with integrated storage. The accommodation features two double bedrooms, with the principal bedroom including fitted wardrobes and ensuite shower room while the other has a Juliet balcony. The impressive lounge/diner and kitchen area is open plan offering contemporary living and features a Juliet balcony overlooking the central courtyard. The kitchen area benefits from integrated appliances including gas hob, oven, and dishwasher with decorative splashback tiling and a large storage cupboard. The apartment is completed by an additional bathroom.

This property is in the heart of the bustling town of Horley, which offers residents an excellent mix of local amenities. The town offers excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

Remaining Lease Term: 102 years
Annual Service Charge: £2,400
Annual Ground Rent: £300

Offers In The Region Of £275,000

Floor plan

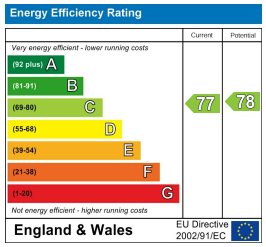


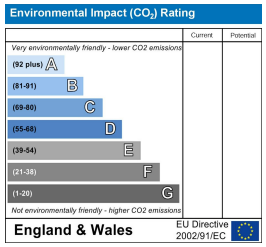
Approximate Floor Area
897 sq. ft
(83.40 sq. m)

Lumley Road, RH6
Approx. Gross Internal Floor Area 897 sq. ft / 83.40 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.

Copyright Property Portraits | www.propertyportraits.co.uk





TENURE: Leasehold
Council Tax Band: D

www.jamesdeanproperty.co.uk

JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.