



Flat 4 The Quadrangle Lumley Road, Horley, Surrey, RH6 7JX

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This attractive and spacious ground floor apartment is situated in a popular development close to the town centre and is offered to the market with no onward chain.

The Quadrangle is a modern development that benefits from a gated carpark, secure 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 property benefits from a good length lease, allocated parking and has been well maintained.

The apartment benefits from an entrance hall with integrated storage. The accommodation features two double bedrooms, with the master bedroom including fitted, mirrored wardrobes and en-suite shower room. The impressive lounge/diner and kitchen area is open plan offering contemporary living and features direct access to the central courtyard. The kitchen area benefits from tiled flooring, breakfast bar and integrated appliances including gas hob, oven, dishwasher and washing machine. A new boiler was installed in 2018 and the apartment is completed by an additional bathroom.

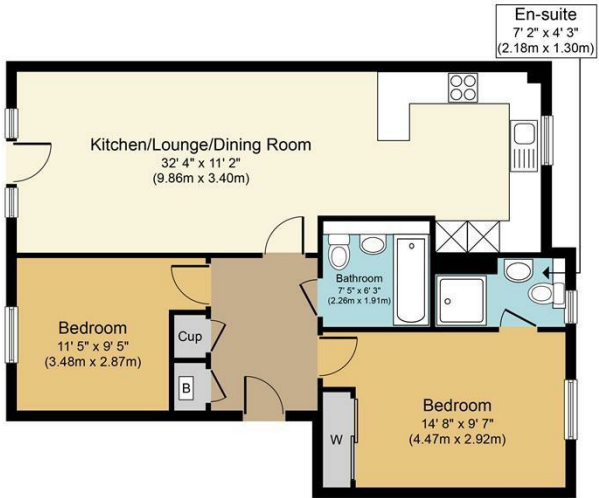
This property is in the heart of the thriving town of Horley, which offers residents an excellent mix of local amenities. The town offers excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

NO CHAIN

Asking Price £270,000



Floor plan



Lumley Road, RH6



Approx. Gross Internal Floor Area 753 sq. ft. (70.0 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 ₂) Rating		
	Current	Potential
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	

Key information

Internal Area: 753.00 sq ft

Tenure: Leasehold

Viewing: Strictly By Appointment

Remaining Lease Term: 102 years

Annual Service Charge: £1,673.40

Annual Ground Rent: £150

Council Tax Band: D (£232.46 pcm)

Parking Bay No: G4

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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.