



Kwai Penthouse, Flat 75, The Quadrangle Lumley Road, Horley, Surrey, RH6 7JX

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JAMES DEANE
ESTATE AGENTS

This attractive and spacious top floor penthouse apartment offers seclusion and privacy. Situated in a highly sought-after development close to the town centre, it is offered to market with NO FORWARD 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 stylishly decorated by the current owner who has also upgraded the apartment with the addition of a new boiler and Mega flow system, new fridge, new hob and new fitted blinds for all windows.

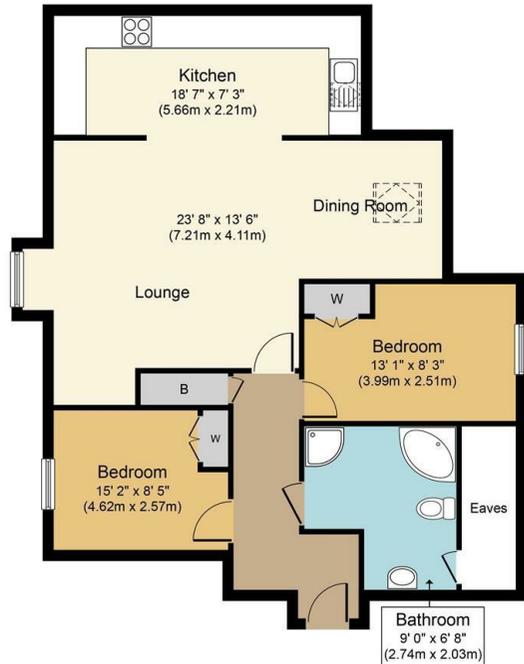
The apartment benefits from an entrance hall with Karndean flooring that is continuous throughout with the exception of the kitchen. The accommodation features two double bedrooms, each with fitted storage. The impressive dual aspect lounge/diner is open plan offering contemporary living and leads onto a separate kitchen area that benefits from tiled flooring, Velux window, decorative splashback tiling and integrated appliances including gas hob, oven, dishwasher, washing machine and fridge/freezer. The apartment is completed by eaves storage and a spacious bathroom with corner bath and a separate quadrant shower with a new Aqualisa shower unit.

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.

Asking Price £265,000



Floor plan



Approximate Floor Area
839 sq. ft.
(78.0 sq. m.)
Lumley Road, RH6



Approx. Gross Internal Floor Area 839 sq. ft. (78.0 sq. m.)

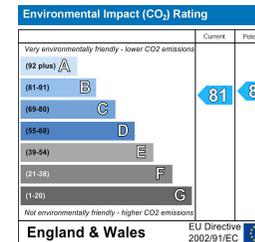
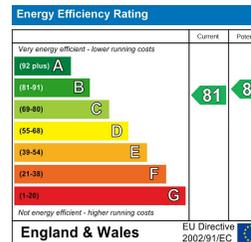
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending 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.

TENURE: Leasehold Remaining Lease Term: 102 Years

Council Tax Band: D

Annual Service Charge: £2,448.00

Annual Ground Rent: £300



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