



14 Willow Court, Skipton Way, Horley, Surrey, RH6 8LU

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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 first floor apartment is ideally located in a quiet cul-de-sac on the outskirts of town and within easy access of amenities.

The property is offered with NO ONWARD CHAIN and is ideally suited to first time buyers who would be stamp duty exempt, but also attractive to potential investors and commuters due to its proximity to mainline train services and Gatwick airport.

The accommodation includes an entrance hall with storage, double bedroom with fitted wardrobes, dual aspect lounge/diner, kitchen and bathroom. The stylish, brand



new kitchen features olive cabinetry, decorative splashback tiling, integrated oven and gas hob, whilst the contemporary bathroom includes a double walk-in shower enclosure and elegant sanitary ware.

Externally, the property benefits from secure door entry system, communal grounds and ample communal parking.

Willow Court is a purpose-built development of spacious apartments built in 1983. 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 the mainline railway station provides fast services to London and the south coast.

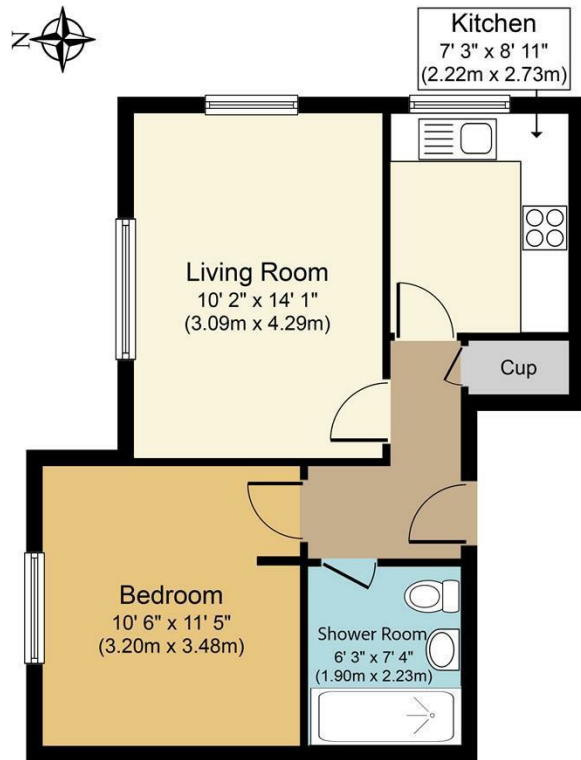
Remaining Lease Term: 89 years
Annual ground Rent: £150
Annual Service Charge: £800

Asking Price £200,000





Floor plan



Skipton Way, RH6

Approx. Gross Internal Floor Area 437 sq. ft. (40.6 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: 437.00 sq ft

Tenure: Leasehold

Viewing: Strictly By Appointment

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

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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.