



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

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JAMES DEANE  
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

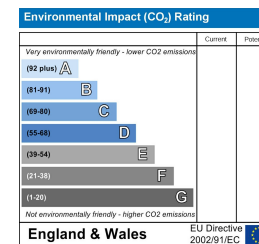
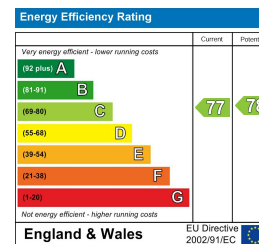


Approximate Floor Area  
897 sq. ft  
(83.40 sq. m)

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.

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TENURE: Leasehold  
Council Tax Band: D

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