



Flat 67 Russells Crescent, Horley, RH6 7GW

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JAMES DEANE
ESTATE AGENTS

A beautifully presented third floor purpose built apartment, which is ideally located in the town centre within walking distance to amenities and the mainline station. Russell Square is a flagship development of impressive apartments built and completed by Rydon Homes in July 2015. The apartments are notable for the habitable space on offer, including private South West facing private balcony, communal amenity space and remaining NHBC warranty.

The apartment has been presented to a high standard and has views into the inner courtyard and offers a quieter aspect for a central Horley location. There is a spacious



entrance hall with built in storage cupboards, which leads through to the bright and airy lounge/diner with floor to ceiling windows and patio door leading out to the balcony. To the rear of the Lounge, is the modern kitchen, with integrated appliances and matching wall and base units.

With the added bonus of two well appointed bedrooms, and the main bedroom has fitted wardrobes. There is also a spacious family bathroom, finished with a white suite as well as part tiled walls. To complement the property, you have an allocated covered gated car parking space. To complement the property, you have an allocated covered gated car parking space.

Being located in central Horley, the shops, restaurants and train station are on your door stop. If you are looking for convenience then you have just found it in this apartment.

Offers In The Region Of £275,000



Floor plan



Second Floor
 Approximate Floor Area
 656 sq. ft
 (61.00 sq. m)

Russell Square, RH6
 Approx. Gross Internal Floor Area 656 sq. ft / 61.00 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 valuations, 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	75	77

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		

TENURE: Leasehold
 Council Tax Band: D

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 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

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