



25. Le May Close, Horley, RH6 7JH

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JAMES DEANE
ESTATE AGENTS

This dual aspect spacious first floor purpose built flat is located in a popular development and is a lot larger than most standard purpose built apartments in the area. Conveniently located for public transport as well as within half a mile of Horley town centre and its shops and restaurants.

The entrance hall leads through to a large lounge/diner, which is flooded with light from two sizeable windows. The kitchen/breakfast room has a range of matching wall and base units as well as space for a number of white goods and large windows



with views to the front.

In addition the property offers two double bedrooms both with built in wardrobes and storage cupboards. The bathroom has been finished with a matching white suite, part tiled walls and down lighting.

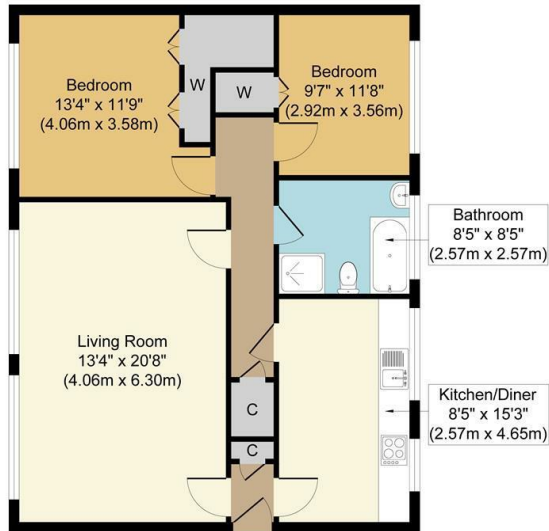
Outside the developments has well kept communal grounds as well as residents parking.

Offered to the market with NO FORWARD CHAIN, looking for a prompt move? Then this property not only offers a good deal of space to grow into but would also offer the chance to put your own stamp on.

Offers Invited £275,000



Floor plan



Approximate Floor Area
825 sq. ft
(76.64 sq. m)

Le May, RH6

Approx. Gross Internal Floor Area 825 sq. ft / 76.64 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 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
79	82
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC

TENURE: Leasehold
Council Tax Band: C

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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.