



13 Imperial Buildings Victoria Road, Horley, Surrey, RH6 7PZ

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this immaculate second floor three bedroom apartment to the market, which is ideally located in the town centre, within walking distance to the mainline station and offered with no onward chain. **CASH BUYERS ONLY.**

The property is presented in excellent decorative order and features double glazed windows, gas central heating, fully furnished and residents permit parking.

The accommodation consists of an entrance hall, three generous bedrooms,



contemporary bathroom with elegant white sanitary ware and rain fall shower. The apartment is completed by an open plan kitchen area located off the light & airy lounge/diner which boasts stylish white gloss units, a gas hob and integrated appliances including fan oven, washing machine and dishwasher.

The property benefits from a long lease and would be attractive to potential investors and commuters due to its close proximity to the local mainline train station and airport. Externally, the property benefits from a secure door entry system and residents parking.

Location is always key and it is no exception here as the residents are situated in the heart of Horley town centre, which offer a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.



Offers In Excess Of £275,000



Floor plan



Approximate Floor Area
818 sq. ft.
(76.0 sq. m.)

Victoria Road, RH6



Approx. Gross Internal Floor Area 818 sq. ft. (76.0 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. 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		79	79
(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: 818.00 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?

We can provide you with a no obligation quote from our preferred 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 Deane cannot be held liable if the information is incorrect.