



Flt 1 Lumley Court Brighton Road, Horley, RH6 7JE

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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 purpose built ground floor studio apartment benefits from having its own access and is offered to the market with NO ONWARD CHAIN.

The property is ideally suited for first time buyers but also attractive to potential investors and commuters due to its proximity to the local mainline train station and airport as well as Horley town centre.

The accommodation consists of a separate lounge area with a double glazed window



overlooking the front. There is a work station area that then leads into a modern kitchen with matching white gloss wall and base units, tiled splash back, space for white goods and window to the rear. The bathroom has a white suite, with part tiled walls and extractor fan. There is the added bonus of a separate bedroom area, which gives you a degree of privacy.

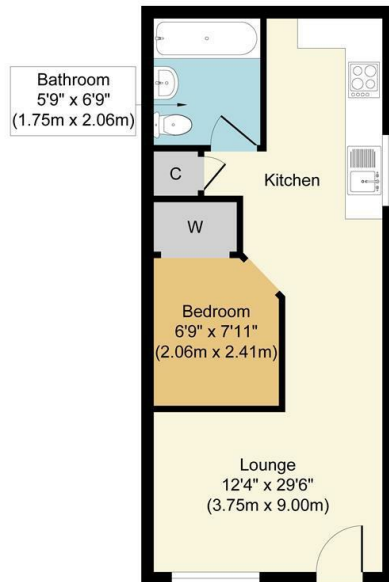
The apartment benefits from electric storage heating. There is an allocated parking space and the development has communal lawned areas.

Located in the ever popular Lumley Road, the property is a 10-minute walk from Horley town centre, which offers residents an excellent mix of local amenities and great transportation links. Gatwick is only 3 miles away and Horley mainline railway station provides fast services to London and the south coast.

Offers Invited £159,950



Floor plan



Approximate Floor Area
364 sq. ft
(33.81 sq. m)

Lumley Court, RH6
Approx. Gross Internal Floor Area 364 sq. ft / 33.81 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.



Energy Efficiency Rating	
	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	
	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: B

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