



Flat 10, Russell Square, Russells Crescent, Horley, RH6 7GW

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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 impressive first floor apartment is ideally located in the town centre within walking distance of the local amenities. The apartment is ideally suited for first time buyers but also attractive to potential investors and commuters due to its close proximity to the local mainline train station and international airport.

The apartment is in excellent decorative order and presented to a high standard, featuring double glazed windows, gas central heating, fitted storage off the hallway and a southwest facing private balcony.

The accommodation consists of an entrance hall, two generous double bedrooms, one of which



features integrated wardrobes, and a stylish bathroom featuring a chrome towel rail, tiled flooring, floor to ceiling decorative tiling, shaver point, wall mounted mirror and white sanitary ware. The apartment is completed by an inviting open plan living area with a contemporary kitchen featuring white gloss units, induction hob, integrated oven and fridge/freezer. The lounge/diner opens out onto the private balcony via patio doors.

Russell Square is an impressive development of luxury apartments completed by Rydon Homes in July 2015. The apartments are notable for their generous size dimensions, including private amenity space. The development benefits from a video door entry system, lift provision, central courtyard and each apartment comes with allocated parking.

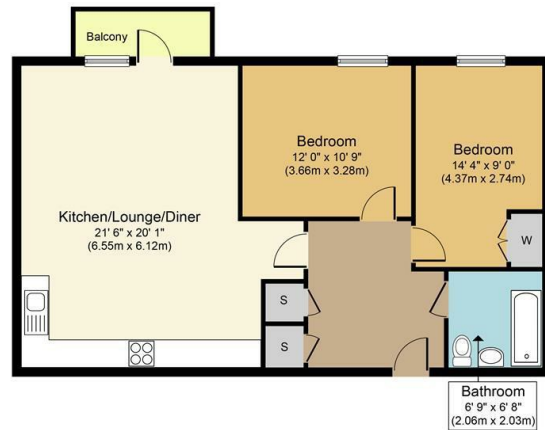
Location is always key and it is no exception here as the residents are situated in the heart of the bustling town of Horley, which offers a great mix of local amenities and excellent transport links.

Remaining Lease Term: 88 years
Annual Service Charge: £2,500.96

Offers Invited £265,000



Floor plan



Russell Square, RH6

Approx. Gross Internal Floor Area 688 sq. ft. (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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TENURE: Leasehold
Council Tax Band: D



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		79	79
	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		

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