



Flat 1 Redshank House, 55 Moy Green Drive, Horley, RH6 8NU

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A beautifully presented dual aspect purpose built ground floor apartment, located on the popular Westvale development. With a bright and airy feel throughout and with in easy reach of public transport servicing the development as well as the popular local school, what more could you ask for.

The property consist of a spacious entrance hall, with built-in storage cupboards that leads through to the dual aspect lounge/diner. This room has been tastefully decorated and has wood effect flooring and large windows . The kitchen is also



incorporated into this space and has high white gloss floor and wall units, integrated fridge/freezer, washing machine and dishwasher. There is also downlighting, an extractor fan and wood effect flooring that is continued from the lounge/diner area.

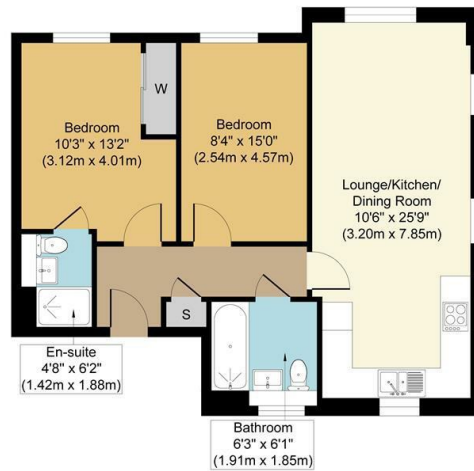
There are two double bedroom, with the main bedroom having fitted wardrobes and an ensuite shower room. The family bathroom has part tiled walls, white suite, down light and chrome towel rail.

Outside there is an allocated car parking space. There is also the added bonus of a remaining NHBC warranty Westvale Park is an impressive development of beautifully designed and well-crafted family homes. Location is always key and it is no exception here as the residents are close to the thriving market towns of Horley and Reigate, which offer a great mix of local amenities and excellent transport links.

Offers In The Region Of £300,000



Floor plan



Approximate Floor Area
721 sq. ft
(67.00 sq. m)



Moy Green Drive, RH6
Approx. Gross Internal Floor Area 721 sq. ft / 67.00 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: C



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	
83	83
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

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