



**Connells**

Elbourne House Lumley Road  
Horley



### Property Description

The property offers a bright and spacious open-plan living and kitchen area with access to a private balcony, providing an ideal space for relaxing or entertaining. Both bedrooms are comfortable doubles, offering flexibility for homeowners, professionals or investors.

A particular feature of the apartment is the large entrance hall, which provides excellent storage space rarely found in similar properties. The accommodation is well laid out throughout and benefits from a modern fitted kitchen, bathroom and secure communal entrance.

An excellent opportunity for first-time buyers, downsizers or investors seeking a spacious home in a highly convenient location.











Total floor area 60.5 m<sup>2</sup> (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [horley@connells.co.uk](mailto:horley@connells.co.uk)**

30 High Street  
 HORLEY RH6 7BB

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1641.84

Ground Rent:  
 5100.84

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HLY405139](http://connells.co.uk/Property/HLY405139)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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