



Connells

Braeside Queens Road
Horley



Property Description

The property benefits from a private entrance leading into a stairwell rising to the first floor. The landing provides access to all rooms, including a generous sized lounge with direct access out to a private balcony, creating a great space for both relaxing and entertaining.

There is a fitted kitchen, a family shower room with a white suite, and two well-proportioned double bedrooms.

Externally, the property further benefits from a garage-en-bloc and low service charges, adding to its overall appeal.

This property would make an ideal purchase for first-time buyers or investors alike.

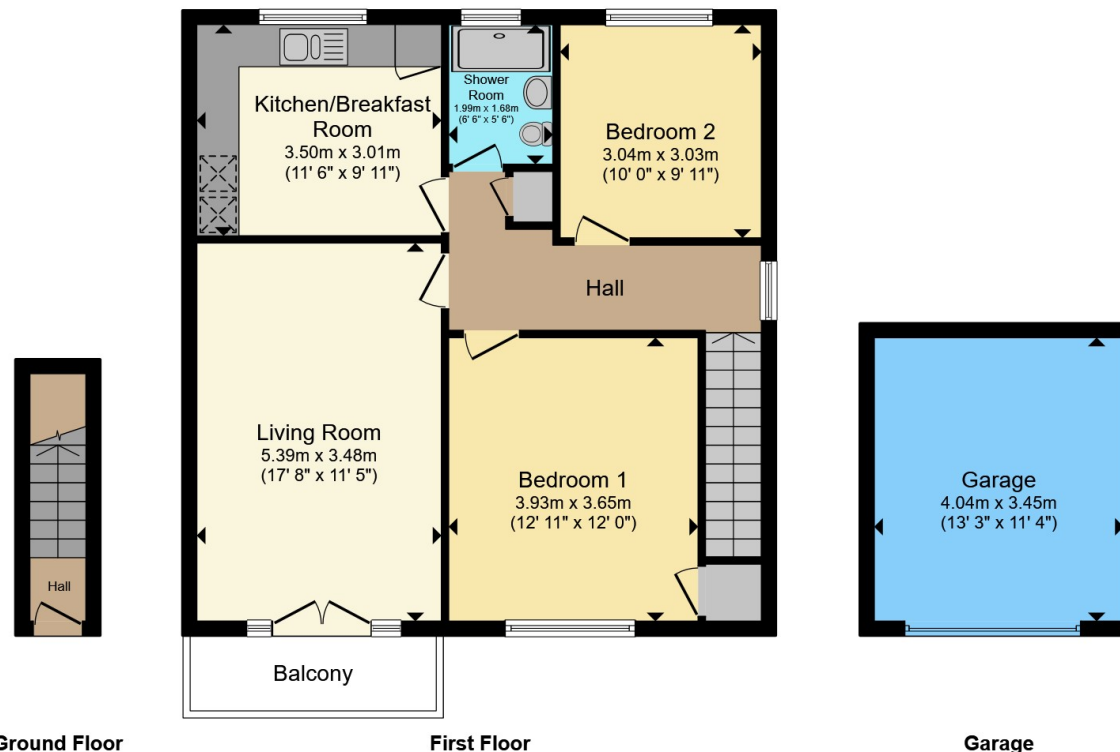
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 85.4 m² (919 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

Connells

To view this property please contact Connells on

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30 High Street
 HORLEY RH6 7BB

EPC Rating: C Council Tax
 Band: C

Service Charge: 150.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY405151

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: HLY405151 - 0004