



Roslan Court, Rosemary Lane, Horley, RH6 9XZ

£129,950



**MANSELL
McTAGGART**
— Trusted since 1947 —

Roslan Court, Horley, RH6 9XZ

A well presented, two double bedroom retirement property located within a short walk of Horley town centre and train station. Constructed by McCarthy & Stone (Developments) Ltd the building comprises of 32 flats arranged over three floors each served by a lift. The development manager can be contacted from various points within each property in the case of an emergency. For periods from when the development manager is off duty there is a 24 hour emergency Appello call system.

Situated on the first floor the property briefly comprises: security intercom system into the building; communal entrance hall; lift and stair access to the first floor; private door to the flat; entrance hall with storage cupboards; living room with feature gas fireplace; open plan fitted; double bedroom with fitted wardrobes, second double bedroom which could also be used as a dining room and a bathroom completes the living accommodation.

The property also benefits from a communal lounge and a lift. Externally, the property has communal gardens surrounding the building and off road parking. NO ONWARD CHAIN.

Lease Details -

Lease length - 125 years from 1988 - 91 years remaining

Ground rent - £300.00 per 6 months

Ground rent review - N/A

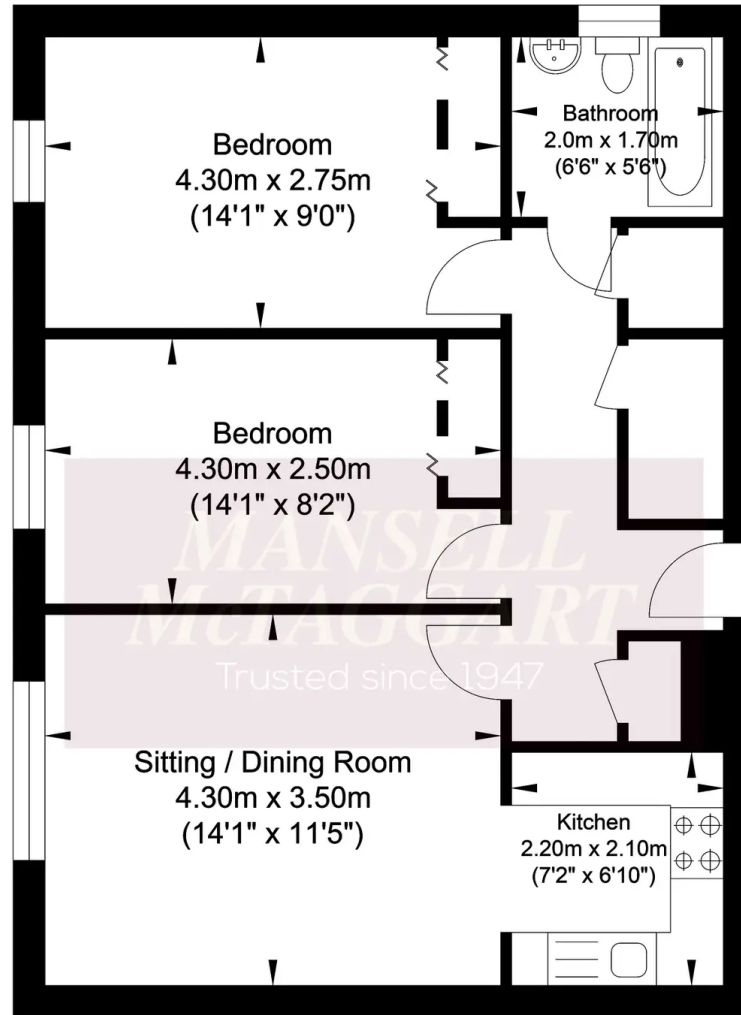
Service charge - £4432.59 per annum (£369.38 pcm)

Service charge review - Annually

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Council tax band: C//Tenure: Leasehold





Approximate Floor Area

616.55 sq ft
(57.28 sq m)



Approximate Gross Internal Area = 57.28 sq m / 616.55 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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