



Gellar Court, Station Approach, Horley, RH6 9RN

Guide Price £250,000 – £260,000



**MANSELL  
McTAGGART**  
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## Gellar Court, Station Approach, Horley, RH6 9RN

Presenting this stunning two bedroom penthouse apartment boasting a tasteful blend of modern design and functionality. The property features two generously sized double bedrooms complemented by a bright and spacious bathroom.

The heart of the home is the open plan living/dining/kitchen area, offering a seamless flow with ample space for unwinding and entertaining. The well-equipped kitchen boasts plentiful cupboard storage and space for essential white goods. The dining area effortlessly accommodates a large table, ideal for hosting guests or intimate family meals. The dual aspect living area is bathed in natural light, enhanced by French doors opening to a Juliet balcony, allowing for refreshing cross ventilation.

Additional features include visitors parking permit for convenience. Conveniently situated in the heart of Horley, residents will appreciate the proximity to Horley town and mainline station, making commuting a breeze and enabling easy access to local amenities. This penthouse apartment presents an excellent opportunity for those seeking sophisticated urban living within a vibrant community setting.



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### LEASE TERMS

Length: 199 years remaining

Service Charge: £2880 per annum

Ground Rent: £0 per annum

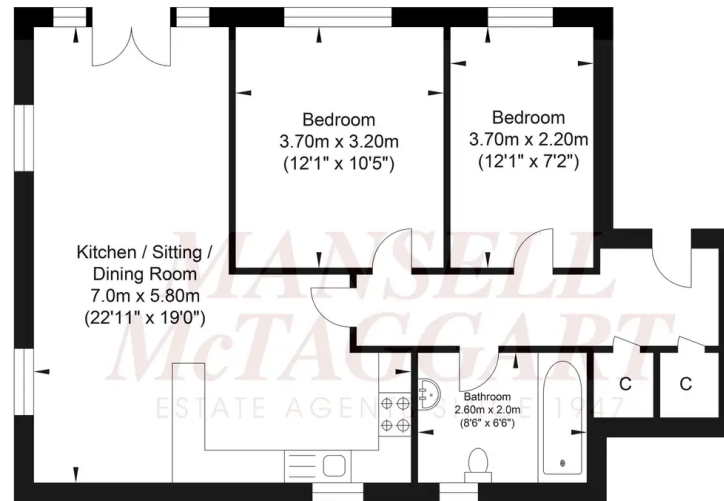
Lease details have been provided by the vendor. This information should be confirmed by your solicitor.

Council Tax band: C/Tenure: Leasehold

- Penthouse apartment
- Two double bedrooms
- Open plan "L" shaped living/kitchen/dining area
- Space for a large dining table in the dining area
- Fitted kitchen with ample cupboards and space for white goods
- Dual aspect living area with French doors and Juliet balcony
- Bright and spacious bathroom
- Centrally located in Horley and within easy walking distance to Horley town and mainline station
- Visitors parking permit
- Long lease and no ground rent



# Station Approach



Second Floor  
Approximate Floor Area  
700.73 sq ft  
(65.10 sq m)

Approximate Gross Internal Area = 65.10 sq m / 700.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horley

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