



Anvil Court, 2 Blacksmith Road, Horley, RH6 9FD

£170,000



**MANSELL
McTAGGART**
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Nestled within a sought-after retirement community, this exceptional 2 bedroom 1st floor flat offers independent living with the added convenience of a range of communal facilities. The property enjoys lift access and is exclusively available to those aged 55 and above, making it a desirable haven for those seeking a tranquil and secure living environment.

Upon entering the apartment, one is immediately struck by the seamless blend of modern design and functionality. The open plan living/dining/kitchen area provides a spacious and inviting atmosphere for both relaxation and entertaining. The spacious kitchen boasts sleek, high-quality fixtures and integrated appliances, catering effortlessly to the needs of modern living.

The property features two generously proportioned double bedrooms, each offering a peaceful sanctuary to retire to at the end of the day. The easy access wet/shower room is well-appointed for comfort and accessibility, while the entire apartment is equipped with a personal alarm system that is linked directly to the in-house care facilities, ensuring peace of mind for residents and their loved ones. The communal areas of the development are a highlight in themselves, offering residents a wealth of amenities to enjoy at their leisure. These include a welcoming communal lounge, an on-site restaurant for convenient dining options, a hair salon for pampering sessions, an activity room for social gatherings, and a guest suite for hosting visitors in comfort.

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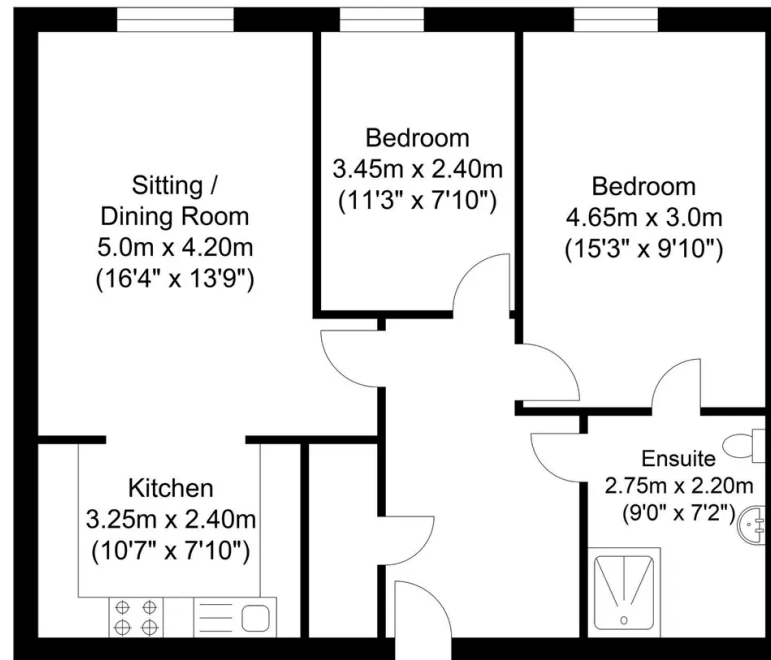
In conclusion, this 2 bedroom retirement apartment harmoniously combines modern living with the conveniences of community living, offering a secure and fulfilling lifestyle for discerning residents. With its range of carefully considered features and amenities, this property presents a unique opportunity for those seeking an enriched retirement experience in a welcoming and supportive environment.

Rent & Service Charge – £649.27 per month

Lease Length 115 Years

- A 2 bedroom 1st floor retirement apartment with lift access
- Communal lounge, restaurant, hair salon, activity room & guest suite
- Two Double bedrooms
- Personal alarm linked in with in-house care
- EPC rating B
- Easy access wet/shower room
- Purchase price is for a 75% share of the property
- Open plan living/dining/kitchen
- Over 55's only





Approximate Floor Area
726.56 sq ft
(67.50 sq m)

Approximate Gross Internal Area = 67.50 sq m / 726.56 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley