



Wavertree Court, 59 Massetts Road, Horley

£70,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



Wavertree Court, 59 Massetts Road, Horley

A well presented and spacious, one bedroom first floor retirement apartment with a lovely outlook, located within a short walk of both Horley train station and town centre. Offered to the market with NO CHAIN. Wavertree Court offers numerous communal facilities and on-site services including: luxurious lounge and dining room; a restaurant with hot and cold meals available to purchase at a subsidised rate; housekeeping with 1 hour cleaning per week included within the service charge; a laundry room as well as the use of a guest suite.

A secure video entry phone system provides access into the building with a bright and spacious entrance hall. The manager's office is located by the front door with an on-site manager and a team of assistant estate managers available 24 hours a day.

Arranged over three floors, Wavertree Court has two lifts servicing all floors, with this apartment situated on the first floor briefly comprising: entrance hall with storage cupboard; a well-proportioned living/dining room with feature electric fireplace; fitted kitchen with a range of wall and base units, roll top worksurfaces, integrated appliances including undercounter fridge and freezer, eye-level electric oven and electric hob with extractor hood over. A spacious double bedroom with fitted wardrobes and a walk in wet room with shower and separate bath.

Externally, the property has ample parking with spaces available on a first come first served basis for residents and visitors. The building is surrounded by well kept, landscaped communal gardens with pathways, benches and patio areas.



Wavertree Court, 59 Massetts Road, Horley

Lease Details

Length of Lease: 125 years from 1 September 2006

Annual Service Charge – £9900

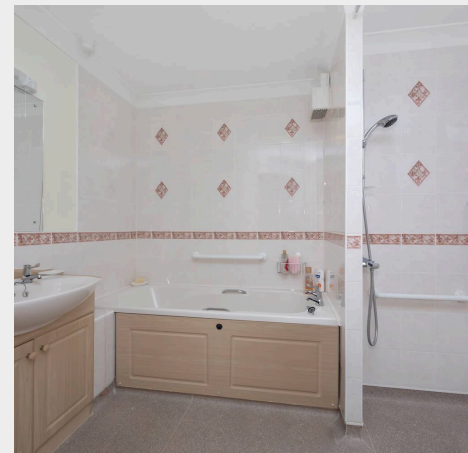
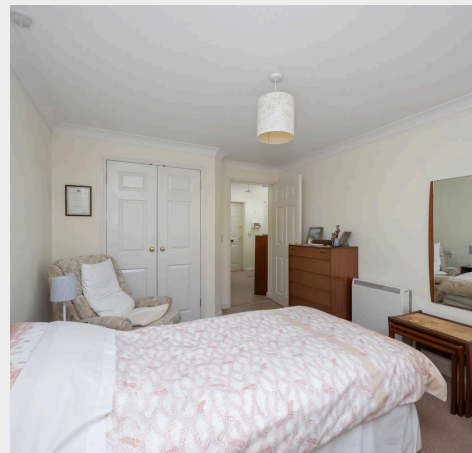
Service Charge Review Period – September

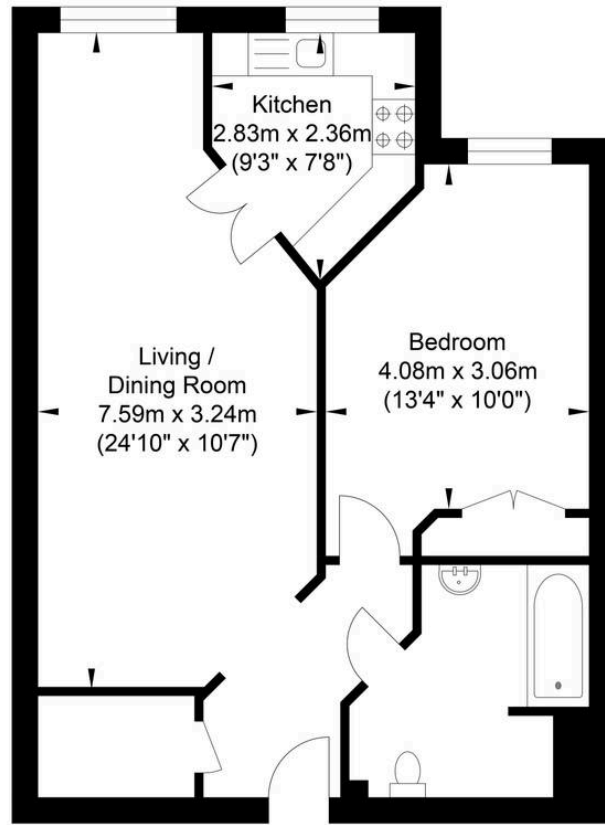
Annual Ground Rent – £220

Ground Rent Review Period – September

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

- One double bedroom retirement property
- NO CHAIN
- Fitted wardrobes
- Wet room with additional bath
- Bright and airy living space
- Lovely outlook to the communal grounds
- 24/7 on site warden, wheelchair accessible (wide doors etc), residents parking, on site communal areas and restaurant
- Close to town centre, Horley station, shops and amenities
- Council Tax Band 'C' and EPC 'B'





First Floor
Approximate Floor Area
577.91 sq ft
(53.69 sq m)

Approximate Gross Internal Area = 53.69 sq m / 577.91 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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