



Avalon Court, Spiers Way, Horley

Guide Price £240,000 - £250,000



**MANSELL  
McTAGGART**  
Trusted since 1947



- Three bedrooms
- Ground floor flat
- Private south facing rear garden
- Open plan living/dining room with French doors to garden
- Close to Horley town centre, transport links, Gatwick Airport and amenities
- Gas central heating
- Council Tax Band 'C' and EPC 'D'

A well-proportioned and remodelled three bedroom ground floor flat, boasting a rarely seen private garden with French doors, ideally located within close proximity of Horley town centre, Horley train station, Gatwick Airport, local shops and amenities.

Upon approach to the block, there is parking available, side gate to garden and door to the block. Entering, there is a communal hallway, a short walk leads to the property entrance which is located on the ground floor.

A spacious hallway gives access to the kitchen, bathroom, all three bedrooms, living/dining space and storage cupboards. The bathroom is immediately on the left, there is necessary sanitaryware and window to rear. Bedrooms 2 & 3 were remodelled with a dividing wall, each accommodating single beds and furniture, each with their own electrical ports and window to front. Bedroom 1 is to the rear, with space for a double bed and storage cupboards. The kitchen has an array of wall and base units with work surfaces over, freestanding appliances, wall mounted boiler and window to rear.



The open plan living space is a lovely bright room, there is ample space for multiple sofas, dining table and any freestanding furniture you may wish. There are also dual aspect window to front and French doors to the garden.

The private south facing rear garden is a surprisingly private space perfect for entertaining. It is mainly laid to lawn with a patio abutting with a retractable awning the property and in enclosed within wood panel fencing. There is also a side gate.

#### Lease Details

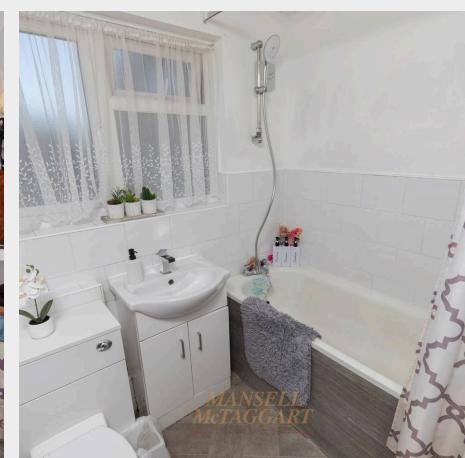
Length of Lease: 125 years from 29 September 1994

Annual Service Charge – £1,778

Service Charge Review Period – June

Annual Ground Rent – £75

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



## Ground Floor

Approx. 62.0 sq. metres (667.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective

Plan produced using PlanIt

# Mansell McTaggart Horley

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