



Flat 8, 1 Sovereign Walk, Victoria Road, Horley, Surrey, RH6 7GZ

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JAMES DEANE
ESTATE AGENTS

This newly built top floor apartment is immaculately presented and ideally located in the heart of the town centre within easy access of amenities and the mainline railway station.

The property is in show home condition and has been imaginatively furnished by the current owner. It features two double bedrooms, double glazed windows, gas central heating, fitted storage off the hallway and a Juliet balcony off the living area looking out over the landscaped gardens.

The accommodation consists of an entrance hall, master bedroom with a deluxe



ensuite featuring a double shower enclosure, elegant sanitary ware and glass fronted cabinetry. This theme is replicated in the spacious bathroom, which features stylish white tiles and contemporary fittings including chrome towel radiator and shaver point. The apartment is completed by a second double bedroom and an open plan kitchen area located off the lounge/diner which boasts modern white units, a gas hob and integrated appliances including oven, fridge/freezer and dish washer. The lounge/diner features a Juliet Balcony which enjoys a splendid vista overlooking the central courtyard and its landscaped gardens.

The property is deceptively spacious, still under NHBC warranty and benefits from a long lease. It is ideally suited for first time buyers who would be stamp duty exempt, but also attractive to potential investors and commuters due to its close proximity to the local mainline train station and airport. Externally, the property benefits from a gated entrance and secure door entry system.

Sovereign Walk is an impressive development of beautifully designed and well-crafted apartments. Location is always key and it is no exception as Horley offers a great mix of local amenities and excellent transport links.

Offers In Excess Of £250,000



Floor plan



Approximate Floor Area
728 sq. ft.
(67.6 sq. m.)



Sovereign Walk, RH6
Approx. Gross Internal Floor Area 728 sq. ft. (67.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Internal Area: 728.00 sq ft

Tenure: Leasehold

Viewing: Strictly By Appointment

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Do you need a mortgage?

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