

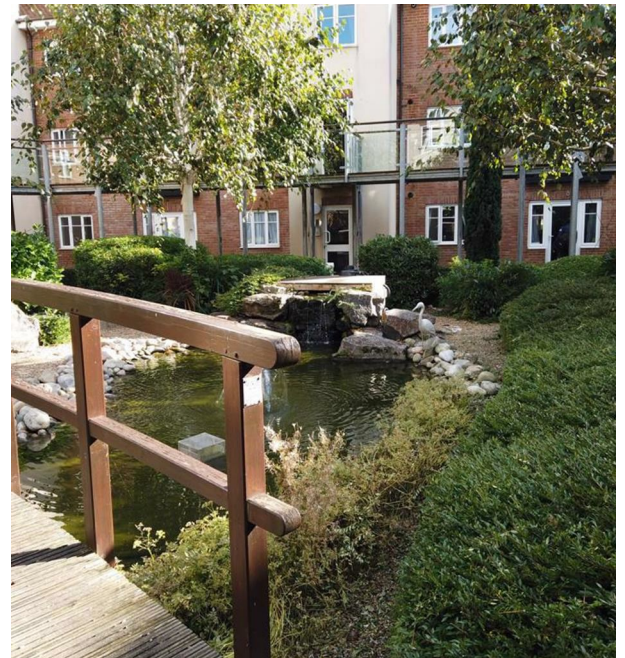
## Lumley Road Horley, Surrey RH6 7JX

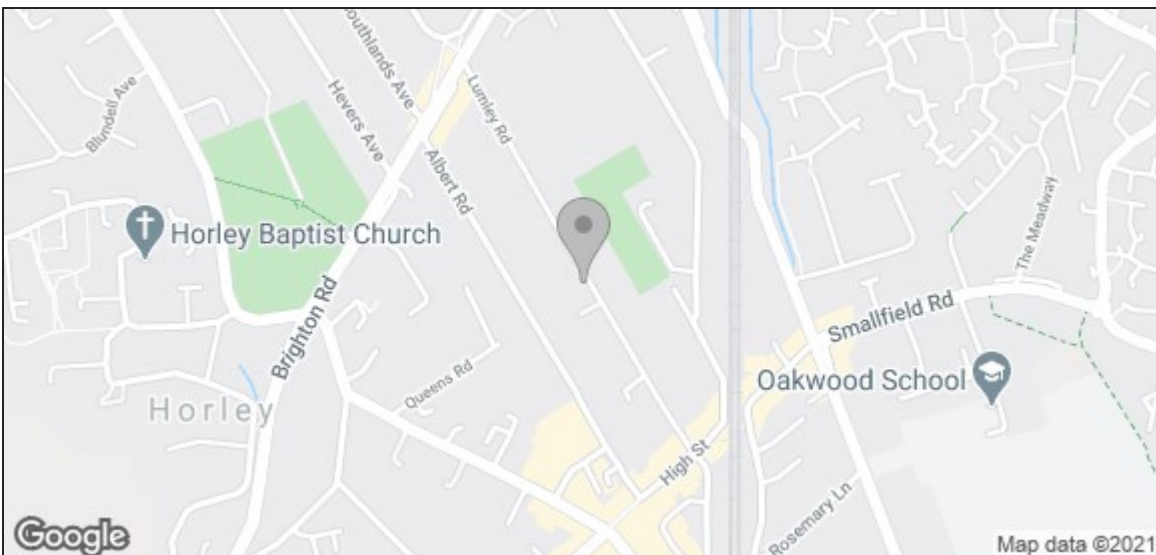
An extremely spacious two bedroom penthouse apartment in the highly sought after Quadrangle development. The property comprises entrance hall with private staircase leading to landing/study area, main apartment door to entrance hall, extremely spacious living room which is open plan to a fully fitted kitchen with integral appliances including dishwasher, two double bedrooms the master with en-suite, main bathroom. The property also boasts secure entry to private parking, phone entry system, impressive communal grounds including a central courtyard with feature fish pond, and landscaped gardens, ideally located for Horley Town Centre & Gatwick Airport

£225,000 - Leasehold









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	