



22 Russell Square Russells Crescent, Horley, Surrey, RH6 7GW

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ESTATE AGENTS

JamesDean are delighted to offer this superb first floor apartment to the market, which is ideally located in the town centre within walking distance to amenities and the mainline station. Russell Square is a flagship development of impressive apartments built and completed by Rydon Homes in July 2015. The apartments are notable for the habitable space on offer, including private amenity space.

This apartment is in excellent decorative order and presented to a high standard. It features double glazed windows, gas central heating, fitted storage off the hallway and the bonus of a balcony and allocated parking.



The accommodation consists of an entrance hall, master bedroom with built in wardrobe, spacious bathroom, Second double bedroom, open plan kitchen area located off the lounge/diner which boasts white gloss units, ceramic hob and integrated appliances including oven, fridge/freezer, dish washer and washing machine. The lounge/diner opens onto a private South facing balcony.

The property is deceptively spacious and benefits from a long lease with 93 years remaining and is still under NHBC warranty. Externally, the property benefits from a secure door entry system and allocated underground parking

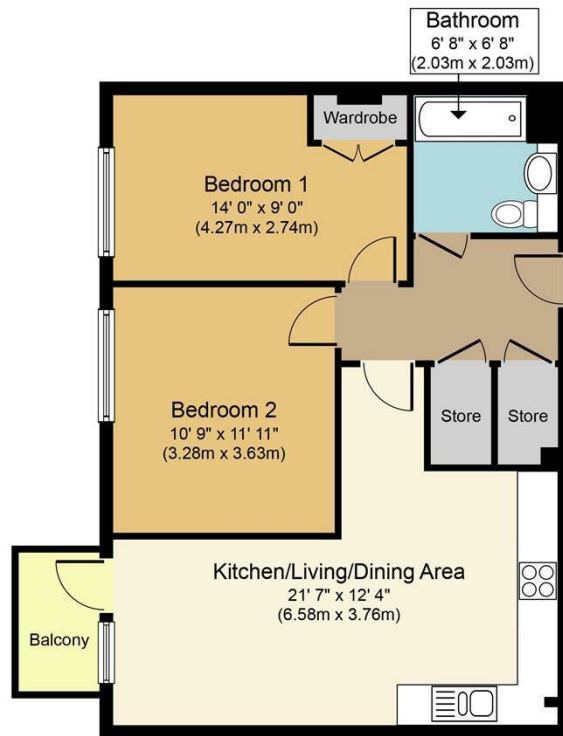
Location is always key and it is no exception here as the residents are situated in the heart of the thriving town of Horley, which offers a great mix of local amenities and excellent transport links.

The property will be offered with no chain & vacant possession.

£280,000



Floor plan



Approximate Floor Area
728 sq. ft.
(67.7 sq. m.)
Russell Square, RH6



Approx. Gross Internal Floor Area 728 sq. ft. (67.7 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		84	84
(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		89	89
(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

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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