



ZOOM
HYBRID ESTATE AGENT

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Carlton Court
Sarel Way
Horley
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£240,000



- TOP FLOOR TWO BEDROOM FLAT
- LONG LEASE REMAINING OVER 900 YEARS
- MODERN KITCHEN
- BATHROOM
- GARAGE EN BLOC
- NO CHAIN
- CLOSE TO AMENITIES
- LOUNGE/DINING ROOM

Ref: PRA13045

Viewing Instructions: Strictly By Appointment Only

General Description

Zoom are delighted to offer for sale this two bedroom top floor apartment located within the sought after area of Horley. Offered to the market with no onward chain the property in brief comprises of an entrance hall, storage cupboard housing boiler, kitchen, lounge/dining room, two bedrooms and family bathroom.

Outside the property are communal gardens and a garage en bloc.

Further benefits include double glazed windows, gas central heating and a long remaining lease of over 900 years.

Ideally situated close to many local amenities an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

Entrance Hall

Phone entry system, cupboard housing boiler, leading to;



Lounge/Dining Room (18' 04" x 11' 08") or (5.59m x 3.56m)

Window, radiator, door to kitchen.



Kitchen (11' 00" x 7' 02") or (3.35m x 2.18m)

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, space for oven, space for washing machine, window, radiator.



Bedroom 1 (13' 04" x 8' 06") or (4.06m x 2.59m)

Window, radiator.



Bedroom 2 (9' 09" x 7' 00") or (2.97m x 2.13m)

Window, radiator.



Bathroom

Comprising an enclosed bath tub, wall mounted shower, low flush WC, wash hand basin, radiator, extractor fan

Garage En Bloc

With up and over door.

Lease Information

Lease Term 999 years from December 1983 (956 Years Remaining)

Annual Ground Rent £10

Annual Service Charge £ 2034.12

Services

Mains electricity, mains drainage, mains gas, mains water

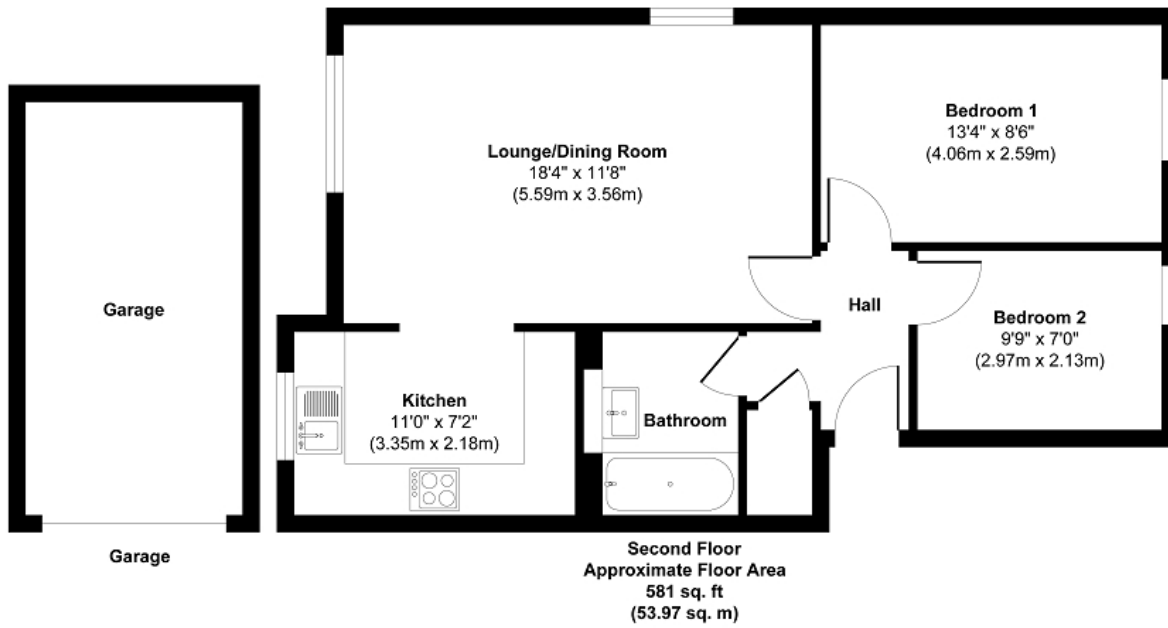
EPC Rating:67

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



Approx. Gross Internal Floor Area 581 sq. ft / 53.97 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.