



Connells

Magnolia Court
Horley



Property Description

A well-presented two-bedroom retirement apartment for the over 60's, situated within the sought-after Magnolia Court development in Horley.

Located within easy walking distance of Horley town centre and mainline train station, this property offers both comfort and convenience in a secure, community-focused setting. The apartment comprises a spacious lounge/diner, modern fitted kitchen, two bedrooms and a contemporary wet room.

Residents benefit from a range of on-site amenities including a welcoming residents' lounge, communal gardens, private parking, and the reassurance of an on-site manager and 24-hour emergency call system.

Entrance Hall

Lounge

15' 1" x 10' (4.60m x 3.05m)

Kitchen

11' 10" x 6' (3.61m x 1.83m)

Bedroom One

9' 7" x 8' 11" (2.92m x 2.72m)

Bedroom Two

11' 8" x 6' 4" (3.56m x 1.93m)

Bathroom

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity

and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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30 High Street
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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 3708.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HLY404745

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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