



## 1 bed flat to buy in RH6

Lumley Road, Horley, Surrey, RH6 7LB

**£125,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Large One Bedroom Flat
- ✓ Gas Central Heating
- ✓ Open Plan Lounge / Kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Situated on the top floor of the popular Elbourne House development, this well-presented one-bedroom flat offers bright and spacious accommodation in an incredibly convenient location.

Perfect for first-time buyers, investors or commuters, the property is just a short walk from Horley town centre, Horley station and local amenities, providing excellent transport links to London, Gatwick Airport and surrounding areas. The flat features a generous open-plan living and kitchen area, creating a modern and sociable space ideal for both relaxing and entertaining. The double bedroom is well-proportioned with plenty of natural light, while the bathroom is finished to a good standard. Further benefits include gas central heating, secure entry system and no onward chain.

Elbourne House is ideally positioned for easy access to shops, cafés, supermarkets and leisure facilities, making day-to-day living both practical and enjoyable. Horley station offers direct services to London Victoria, London Bridge and Brighton, making this an excellent choice for commuters. The property also benefits from being close to Gatwick Airport, yet tucked away in a convenient residential setting. With a long remaining lease and excellent access to transport links, this attractive flat represents a fantastic opportunity to enjoy modern living in the heart of Horley.

Entrance Hall -

Living/ Kitchen/ Dining Area - 22' 1" x 13' 1" (6.73m x 3.98m) -

Bedroom - 13' 11" x 10' 3" (4.24m x 3.12m) -

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 77

Annual Service Charge Amount: £2,732.00

Price: Starting Bid £125,000

Property Type: Flat

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

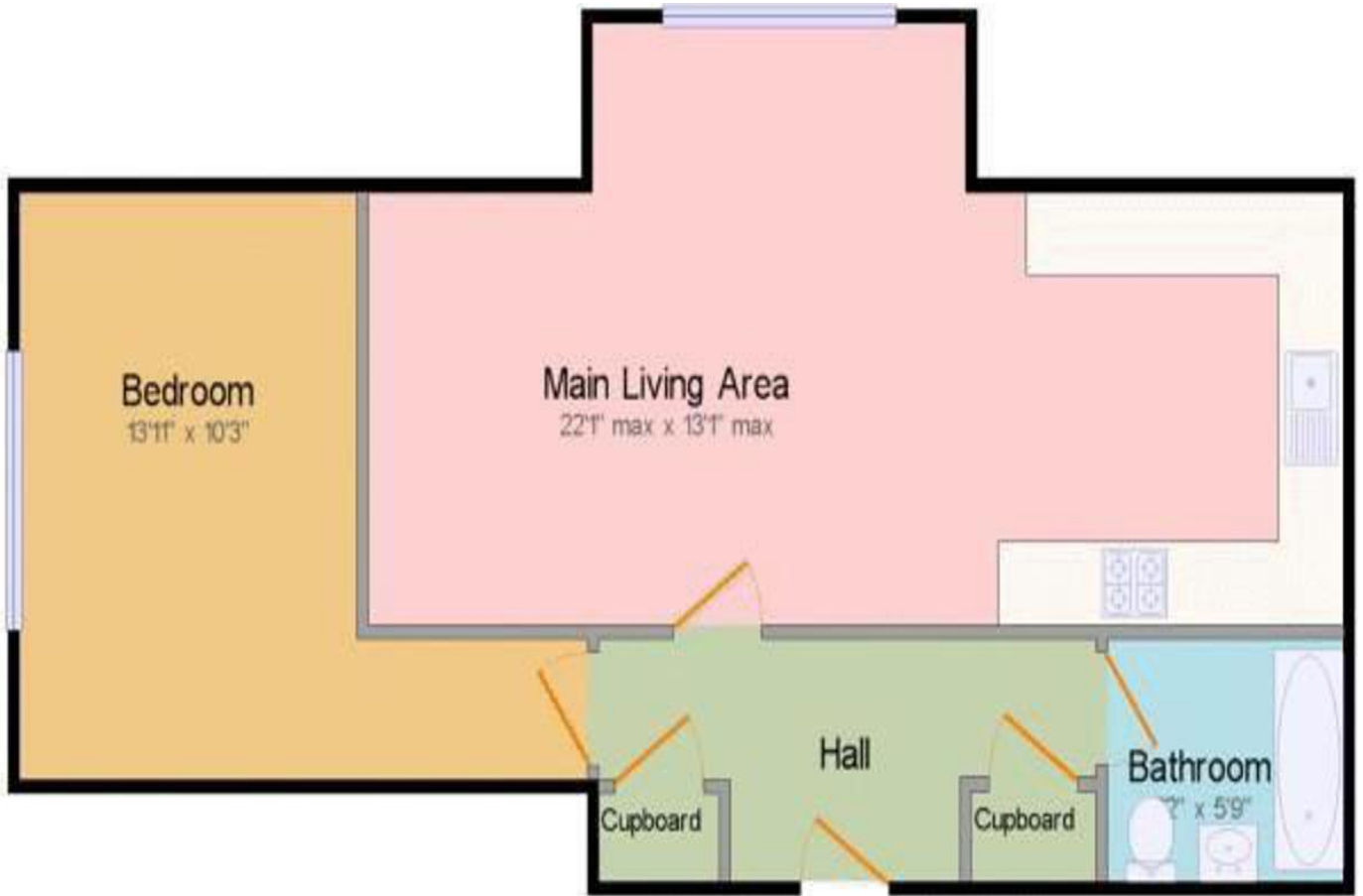
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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