



2 bed apartment to buy in RH6

3 Hoadley Road, Horley, Surrey, RH6 8SW

£250,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Balcony with stunning views
- ✓ Close proximity to Gatwick Airport,
Horley town centre and other local
amenities
- ✓ Built by renowned builders Taylor
Wimpey in 2021
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. A beautifully presented two double bedroom top floor apartment, located within the highly sought-after Westvale Park development and offered to the market with NO ONWARD CHAIN.

Built in 2021 by the reputable builder Taylor Wimpey, the property benefits from the remainder of its NHBC warranty.

The apartment is set within a well-maintained block of just six residences, with a parking area conveniently positioned to the side and secure telecom entry system providing controlled access. Well-kept communal areas and stairs lead to the second floor where the apartment is situated.

Upon entering, you are welcomed by a spacious entrance hallway offering access to all rooms along with multiple storage cupboards.

The principal bedroom is a generous double room, comfortably accommodating a large double bed, wardrobes and additional freestanding furniture. Large windows flood the room with natural light, creating a bright and airy atmosphere. The second bedroom is also a well-proportioned double, benefitting from dual aspect windows and ample space for a double bed and further furniture.

The impressive open-plan living space forms the heart of the home, offering plenty of room for multiple sofas, a coffee table, media unit and dining furniture. French doors open onto a private balcony overlooking open fields, providing a peaceful outdoor retreat ideal for relaxing in the warmer months. An additional large window enhances the dual aspect design, allowing light to pour in throughout the day. A deep storage cupboard within the living area currently houses the washing machine and tumble dryer.

The modern kitchen is finished to a high standard with a range of wall and base units and integrated appliances including a fridge/freezer and dishwasher.

The contemporary family bathroom features laminate flooring, part-tiled walls, a bath with shower over, wash hand basin, heated towel rail and WC.

Externally, the property further benefits from allocated parking, visitor parking, bike storage and a bin store.

Lease Details

Length of Lease: 119 years remaining (2026)

Annual Service Charge – £1,700

Service Charge Review Period – January

Annual Ground Rent - £250

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 120

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,700.00

Price: Starting Bid £250,000

Property Type: Apartment

Parking: Allocated

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

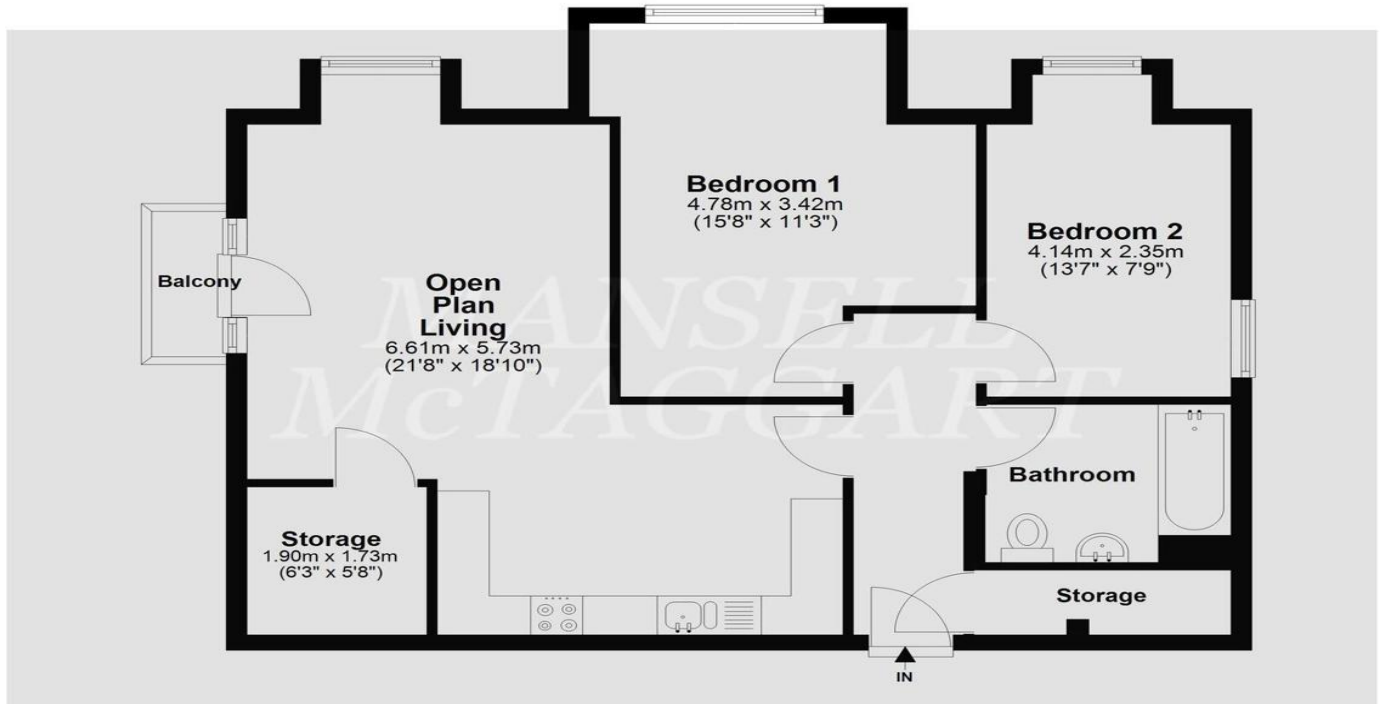
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Second Floor

Approx. 67.3 sq. metres (724.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

3 Hoadley Road, Horley, Surrey, RH6 8SW

Contact your local branch today for more information on this property:

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