

**Auction**

1 bed retirement property to buy in RH6

22 Mitchell Court, Massetts Road, Horley, Surrey, RH6 7DF

£90,000

 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ First floor retirement flat Over 60
- ✓ Juliet balcony overlooking the communal gardens
- ✓ Spacious double bedroom with fitted wardrobes
- ✓ EPC Rating B

Key Information

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

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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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.

This well presented first floor over 60's retirement flat offers a superb opportunity for those seeking comfortable and secure living within a highly regarded development.

Available with no onward chain, the property features a bright and spacious lounge with ample room for both relaxation and dining, complemented by a Juliet balcony that provides a pleasant outlook over the communal gardens.

The modern fitted kitchen is thoughtfully designed with a range of contemporary units and integrated appliances, ensuring practicality and style for every-day living.

The generous double bedroom benefits from fitted wardrobes, providing excellent storage solutions while maintaining a sense of space and comfort. A modern fitted shower room, finished to a high standard, adds further convenience and appeal.

Residents enjoy the use of a communal lounge (ideal for socialising and organised activities), a guest suite for visiting friends or family, and a dedicated laundry room for added practicality.

The development is equipped with a 24 hour emergency call system, offering peace of mind and security at all times. This property is ideally suited to those seeking an independent yet supportive lifestyle in a friendly community environment, with all amenities designed to cater to the needs of retirement living. With its attractive presentation, modern fittings, and excellent communal facilities, this flat represents an outstanding opportunity for a comfortable and enjoyable retirement.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £395.00

Annual Service Charge Amount: £3,596.00

Price: Starting Bid £90,000

Property Type: Retirement property

Parking: Residents

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: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

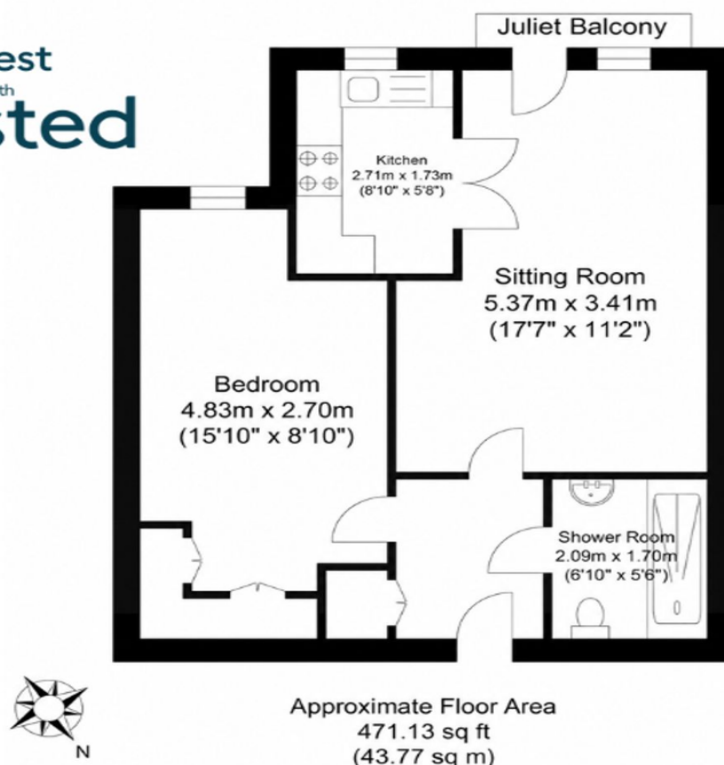
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Paul Best
In partnership with
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All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon for accuracy. Prospective buyers should verify measurements independently.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	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

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

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