



68 Victoria Road, Horley, RH6 7PZ

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**JAMES DEANE**  
ESTATE AGENTS

**THE PROPERTY IS ONLY AVAILABLE TO CASH BUYERS.**

Located in the centre of Horley, is this very well presented second floor purpose built apartment. Offering easy access to the shops, restaurants and local supermarkets, as well as a stones throw from Horley train station you could not get a property more conveniently located for everything.

The current owner has maintained the property to a high standard and would be perfect for a buyer looking to buy a property that needs very little doing to it, apart



from putting your own colour scheme to.

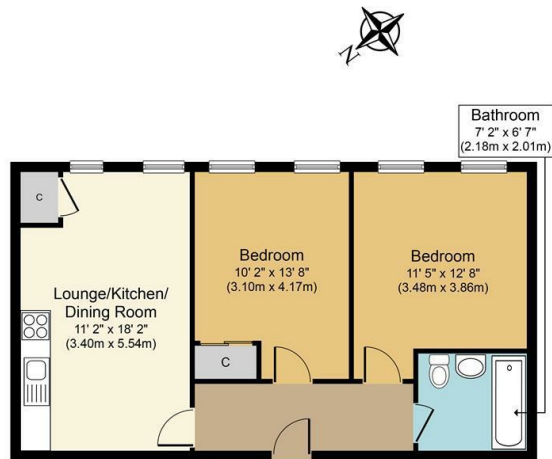
The entrance has wooden flooring a large storage cupboard and flows through to the well appointed lounge/diner with windows to the side. The kitchen is also incorporated into this room and is finished with high white gloss floor and base units. There is an integrated oven, hob as well as dishwasher, washing machine, and fridge/freezer as well as ample work top space and tiled floor.

There is the bonus of two double bedrooms which have dual windows flooding the rooms with natural light. The bathroom has been finished to a high standard, with fully tiled walls and floor, white suite, vanity unit and down lighting. To the rear of the development is allocated car parking. The property also comes with video security door entry. **NO FORWARD CHAIN GIVEN.**

**Offers In The Region Of £230,000**



# Floor plan



Victoria Road, RH6

Approx. Gross Internal Floor Area 646 sq.ft. (60.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

TENURE: Leasehold  
Council Tax Band: B

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.