



30 Regents Mews, Horley, RH6 7AN

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**J A M E S D E A N**  
E S T A T E A G E N T S

This attractive ground floor apartment is located in a purpose-built development close to the town centre. It is offered to the market with no onward chain and is ideally suited for first time buyers who would be stamp duty exempt, but also attractive to potential investors and commuters due to its proximity to mainline services and Gatwick airport.

The layout consists of a spacious entrance hall with storage, bathroom, two double bedrooms including a master with ensuite, kitchen with integrated oven



and ceramic hob and a dual aspect lounge/diner. The property benefits from a good length lease and benefits from an upgraded bathroom and ensuite. It features double glazed windows throughout and gas central heating.

Externally, the property benefits from a secure door entry system, communal grounds and allocated parking.

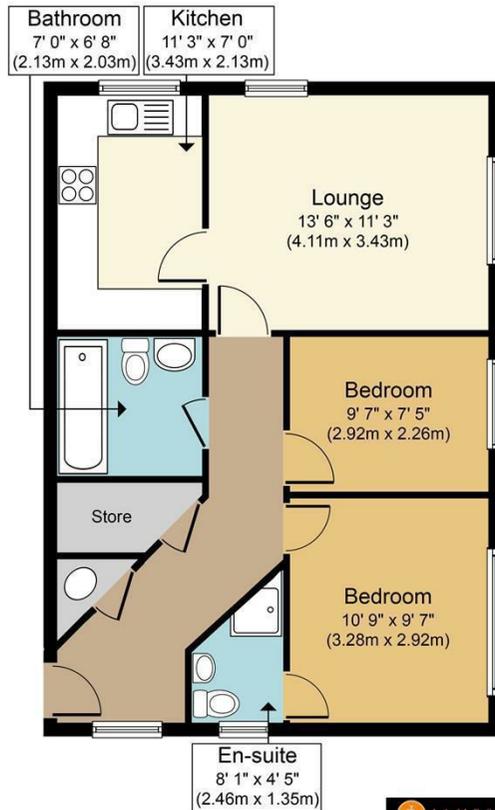
Regents Mews is a purpose-built development of spacious apartments built in 2000. Location is always key and it is no exception as Horley offers a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and the mainline railway station provides fast services to London and the south coast.

**NO CHAIN**

**Asking Price £275,000**



## Floor plan



Regent Mews, RH6

Approx. Gross Internal Floor Area 700 sq. ft. (65.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	77
	EU Directive 2002/91/EC		

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

### Key information

**Internal Area:** 700.00 sq ft

**Tenure:** Leasehold

**Remaining Lease:** 98 years

**Annual Ground Rent:**

£310.00

**Annual Service Charge:**

£1,650.00

**Council Tax Band:** C

£2,225.78 per annum

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# JAMES DEAN

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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.