

An extremely well presented and modern, two double bedroom top floor flat situated in the popular Westvale Park development and offering off road parking.



Woodpecker House, Webber Street, Horley, Surrey, RH6 8NQ
Guide Price £280,000 - £290,000 Leasehold

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in brief...

- Top floor flat
- Two double bedrooms
- Built in 2018 by Fabrica
- Situated in the popular Westvale Park development
- Fitted kitchen with integrated appliances

- Double aspect living/dining room
- Main bedroom with fitted double wardrobe and en-suite
- Allocated parking space
- EPC rating B
- NO ONWARD CHAIN



LEASE TERMS

Length: 121 years remaining

Service Charge: £92.16pcm (£1105.95 per annum)

Ground Rent: £250 per annum

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

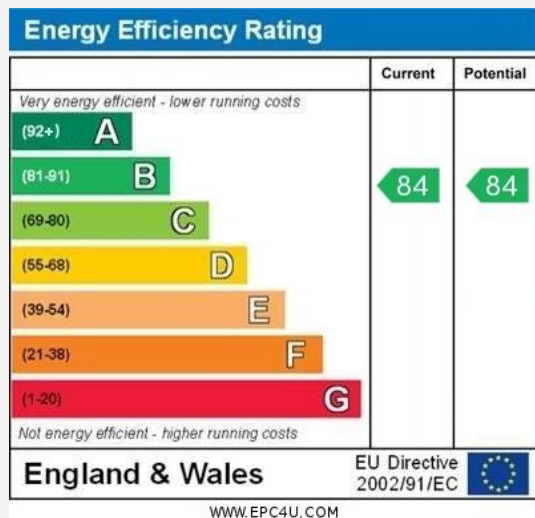


in more detail...

An extremely well presented and modern, two double bedroom top floor flat built in 2018 by renowned builders Fabrica. Situated within the popular Westvale Park development, this two bedroom property is ideal for first time buyers.

The building is accessed via a secure entry phone system with stairs taking you to all floors. The property briefly comprises: 'L' shaped entrance hall with two storage cupboards; double aspect living/dining room with open plan fitted kitchen. Integrated appliances includes, gas hob, electric oven, dishwasher, washing machine & fridge/freezer. Main bedroom with double fitted wardrobe and en-suite shower room; second double bedroom and a main bathroom completes the living accommodation.

Externally, the property benefits from allocated off road parking, on street parking and the remainder of the NHBC warranty.



the location...

Westvale Park has been created as a village-style development, which holds outline plans for shops, pubs/restaurants, play areas and a community hall, whilst retaining existing hedgerows and woodlands as a nod to the beauty of its rural setting. There is easy access to the M23 and A23 and the town of Horley is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.

Station

Horley – Driving 3.8 miles//Walking 1.8 miles

Shops

Horley Town Centre – 3.6 miles//Tesco Hookwood – 2.6 miles

Motorway

M23 Junction 9 – 5.0 miles

Gatwick

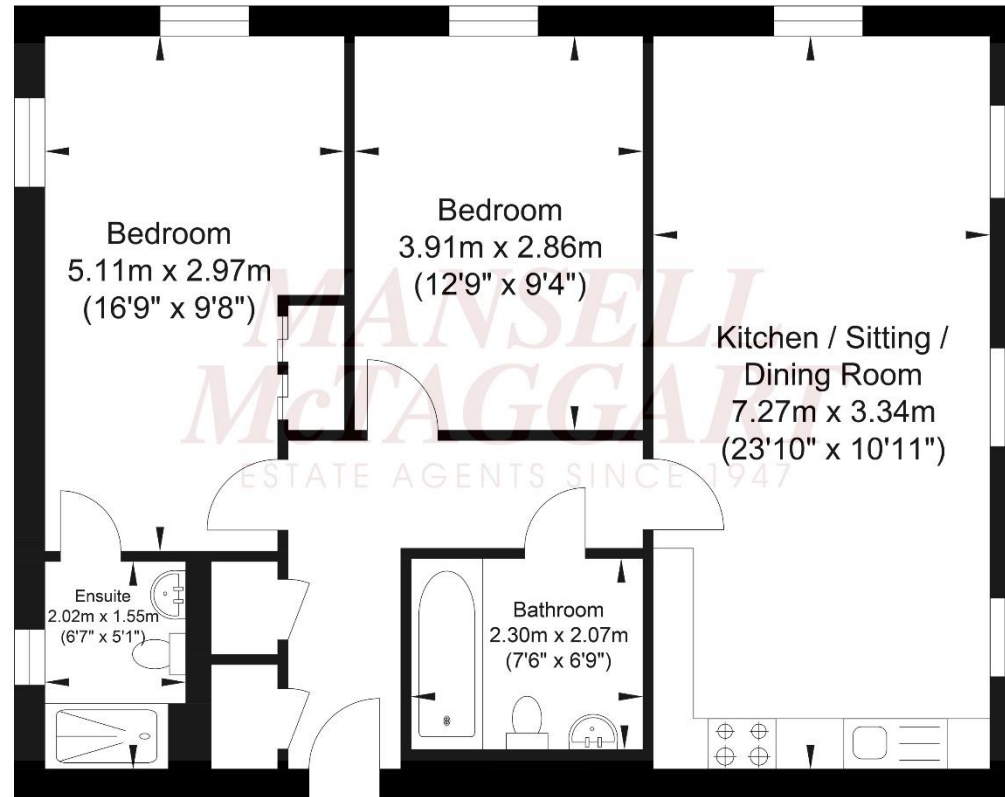
South Terminal – 4.2 miles

Industrial Estates

Manor Royal – 5.1 miles//Salfords – 4.2 miles

Please check google maps for exact distances and travel times (property postcode: RH6 8NQ)

Webber Street, Horley



Approximate Floor Area
733.23 sq ft
(68.12 sq m)

Approximate Gross Internal Area = 68.12 sq m / 733.23 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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