



*Oh!*

**OLIVER  
HART**

ESTATE AGENTS

1 Bedroom Apartment / Flat  
Mitchell Court, Massetts Road  
Horley, RH6 7DF

Offers in excess of £160,000  
[www.oliver-hart.co.uk](http://www.oliver-hart.co.uk)





## Mitchell Court, Horley, RH6 7DF

\* STUNNING \* one bedroom retirement apartment that stands out from the rest!

Newly redecorated, with new carpets throughout, and overlooking the beautiful communal gardens, this one bedroom first floor 'McCarthy & Stone' retirement flat stands out from the crowd. Perfectly located only a short stroll from Horley town centre, postoffice, shops, restaurants and bus routes. Internally the property benefits from a good size living room, modern kitchen, double size bedroom with fitted mirror wardrobes, a huge walk in storage cupboard, well kept shower room. Emergency pull cords in all rooms plus 24 hour care line.

Regular social coffee mornings, afternoon teas and live music evenings are arranged by a residents committee along with other entertainment. Communal facilities onsite include a large communal lounge with kitchen, communal washing machines and dryers, plus a guest suite. There is a full time on site manager available weekdays. It is a condition of purchase that residents must be over the age of 60 years (second resident must be 55 years or older).

Tenure: Leasehold

Lease term: 125 years from 2005

Service charge: £2,857.46 per annum

Ground rent: £395.00 per annum

Oliver Hart Estate Agents

Crawley 01293 903339

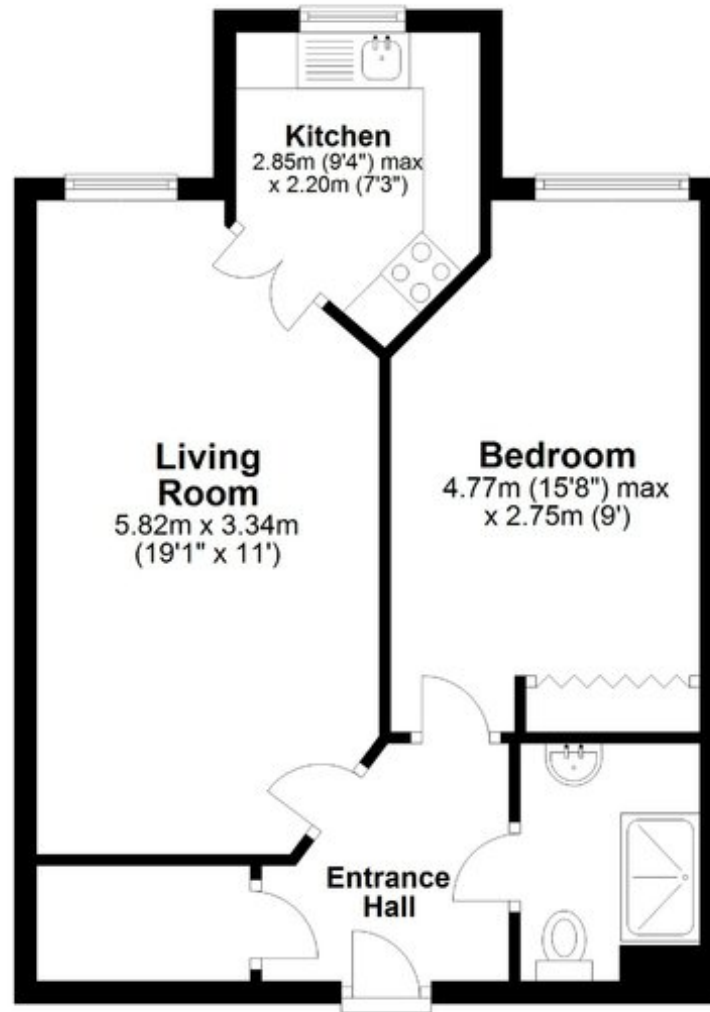
Crawley Down 01342 360006

hello@oliver-hart.co.uk

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# First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 44.2 sq. metres (476.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	