



**Taylor  
Robinson**



## Lumley Road, Horley, RH6 7LB

Welcome to Elbourne House, a charming top-floor flat located in the heart of Horley, Surrey. This delightful one-bedroom apartment is perfect for first-time buyers seeking a comfortable and convenient living space.

As you enter the property, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The flat features a spacious double bedroom, providing a peaceful retreat at the end of the day. The fitted kitchen is both functional and stylish, equipped to meet your culinary needs with ease.

The property benefits from radiator heating, ensuring a cosy environment throughout the colder months. Being situated in a modern block, this flat combines the charm of older architecture with contemporary comforts.

One of the standout features of this property is its prime location. Elbourne House is conveniently positioned in the town centre, granting easy access to a variety of shops, cafes, and essential amenities. Additionally, the nearby train station offers excellent transport links, making it an ideal choice for commuters.

This flat presents a wonderful opportunity for those looking to step onto the property ladder in a vibrant and accessible area. With its appealing features and prime location, Elbourne House is not to be missed. Come and discover your new home today!

**£170,000 Leasehold**

# Lumley Road, Horley, RH6 7LB



- Large One Bedroom Flat
- Gas Central Heating
- Central Location
- Annual Service Charge £1286.28
- Great Condition Throughout
- Open Plan Lounge / Kitchen
- Remaining Term 101 years
- NO CHAIN
- EPC Rating C
- Annual Ground Rent £1367.52

Entrance Hall

Living/ Kitchen/ Dining Area  
22'1" x 13'1" (6.73 x 3.99)

Bedroom

13'11" x 10'3" (4.24 x 3.12)

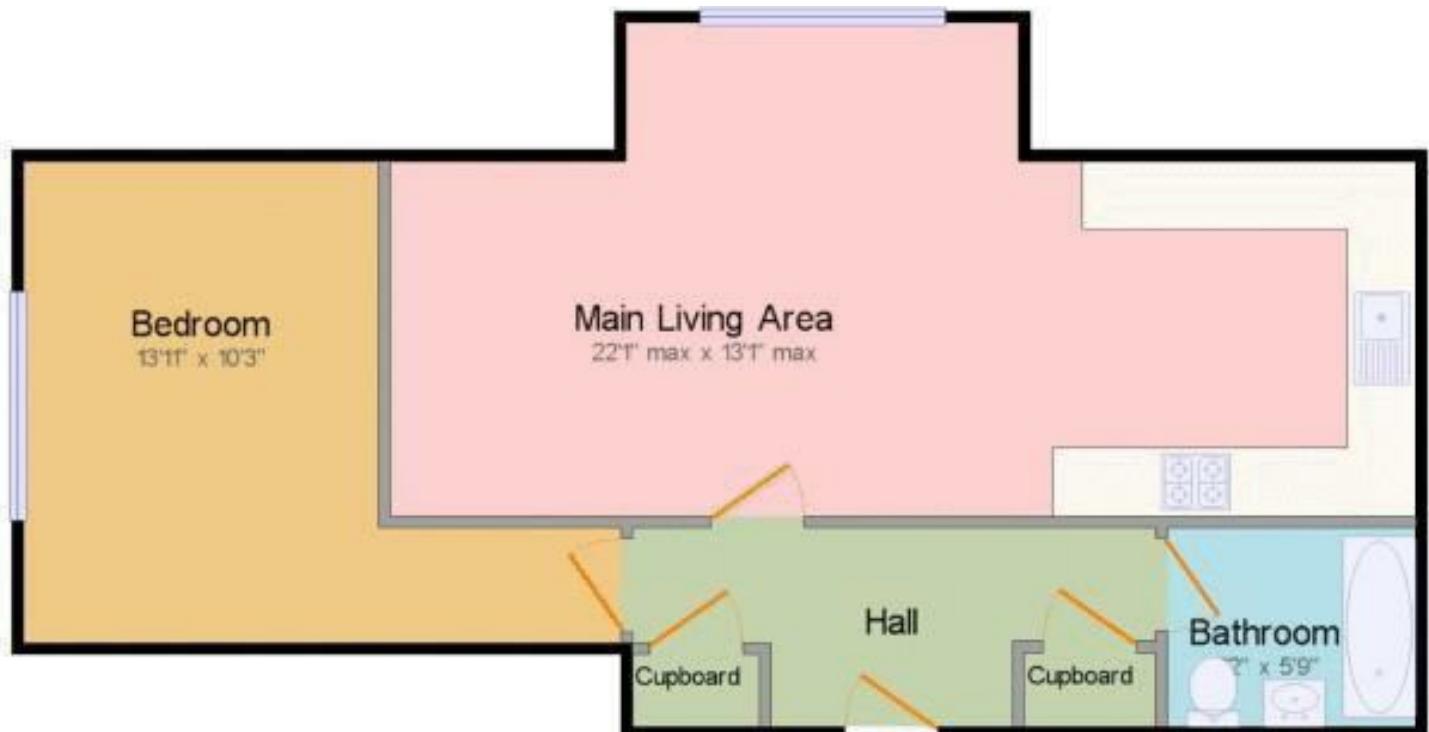
Bathroom

## Council Tax Band: B





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address:** 2 Brittingham House Orchard Street, Crawley,  
West Sussex, RH11 7AE  
**Tel:** 01293 552388  
**Email:** sales@taylor-robinson.co.uk  
**www.taylor-robinson.co.uk**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	