



**Beulah Court  
Albert Road  
Horley  
Surrey  
RH6 7GX**

**Offers in Excess of £176,000**

**bettermove**

# Albert Road Horley

Bettermove are proud to present this 1 bedroom flat in Horley available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space within the secured underground carpark. The council tax band is B.

This is a leasehold property with 117 years remaining on the lease; the ground rent is £350 per annum and the service charge is approximately £2,200 per annum.

The interior of this well presented property situated on the second floor comprises a spacious and open living room with fitted kitchen, one double bedroom and modern family bathroom with both bath and shower facilities.

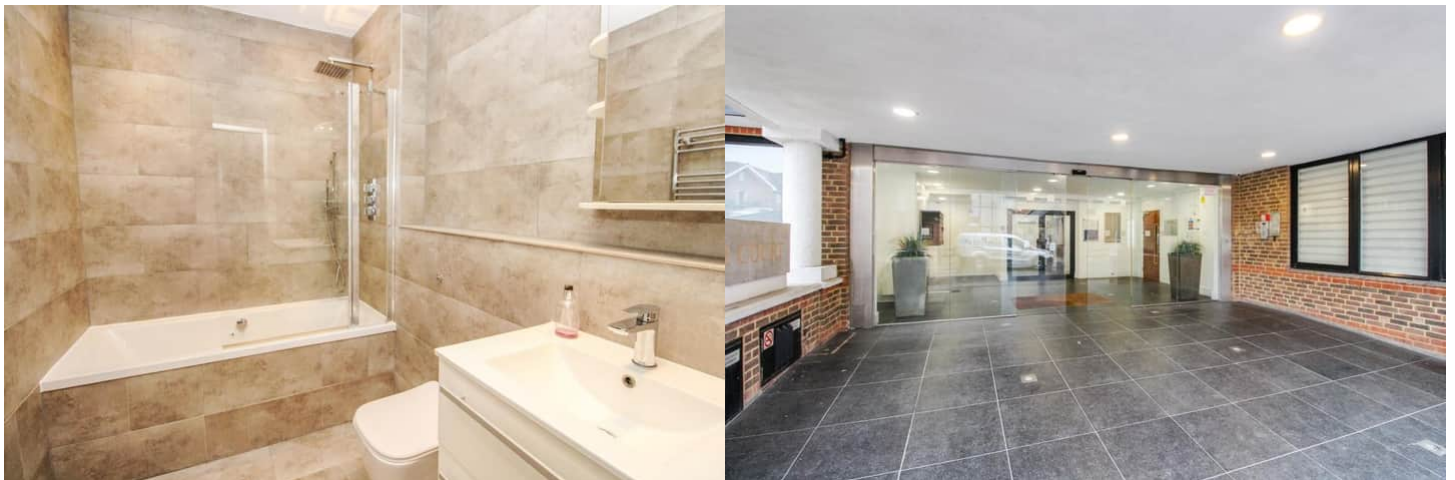
Located in the heart of Horley town centre, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Horley Train Station, the M23 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

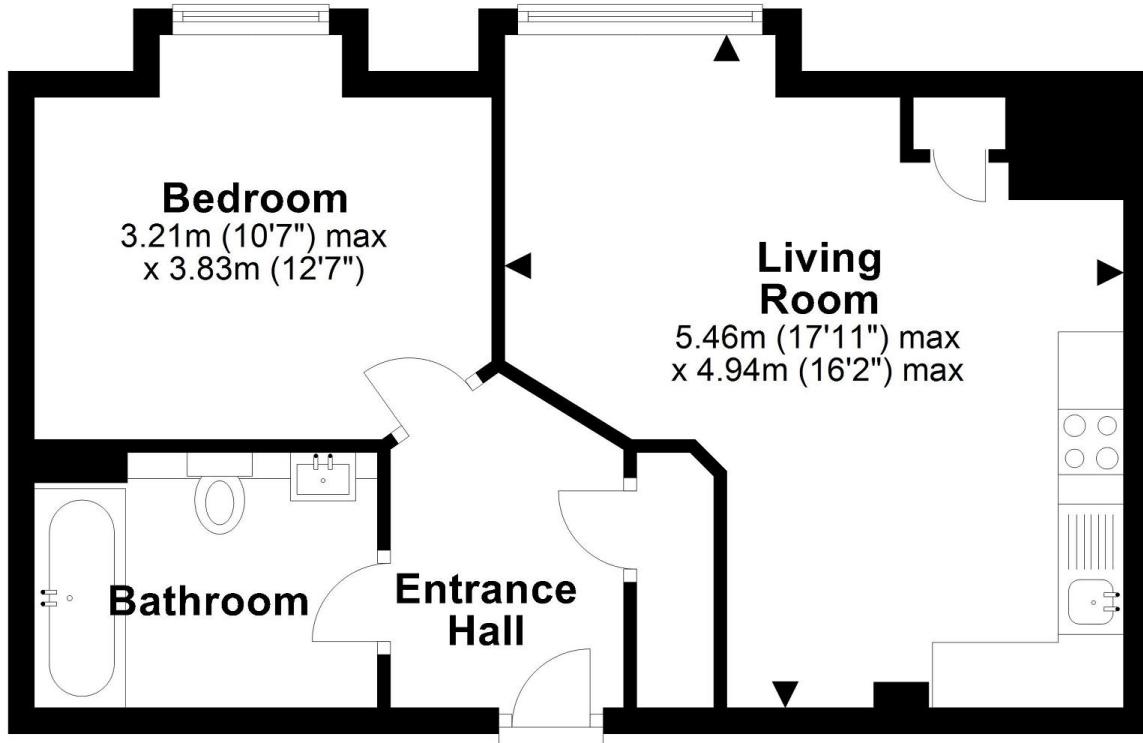
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



## Second Floor

Approx. 40.3 sq. metres (434.2 sq. feet)

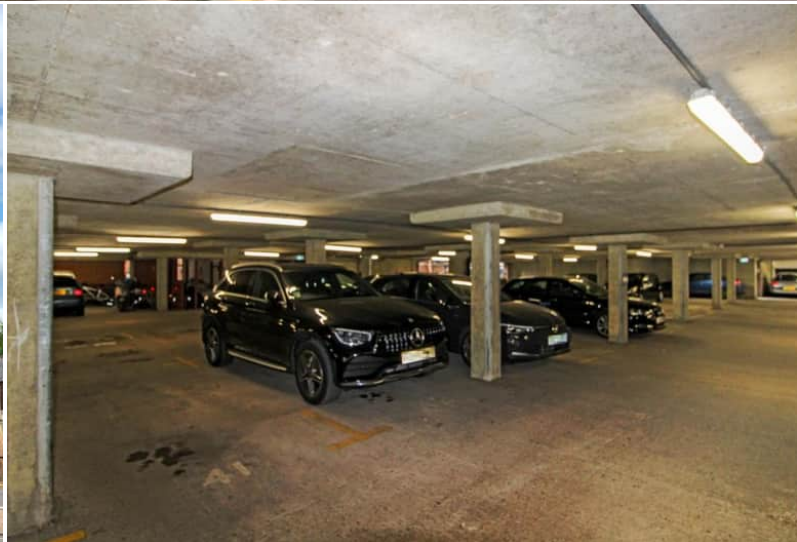


Total area: approx. 40.3 sq. metres (434.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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