

15 Magnolia Court

Victoria Road, Horley, Surrey, RH6 7FB



PRICE: £100,000

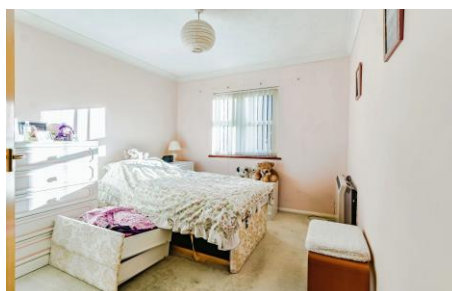
Lease: 65 years

Property Description:

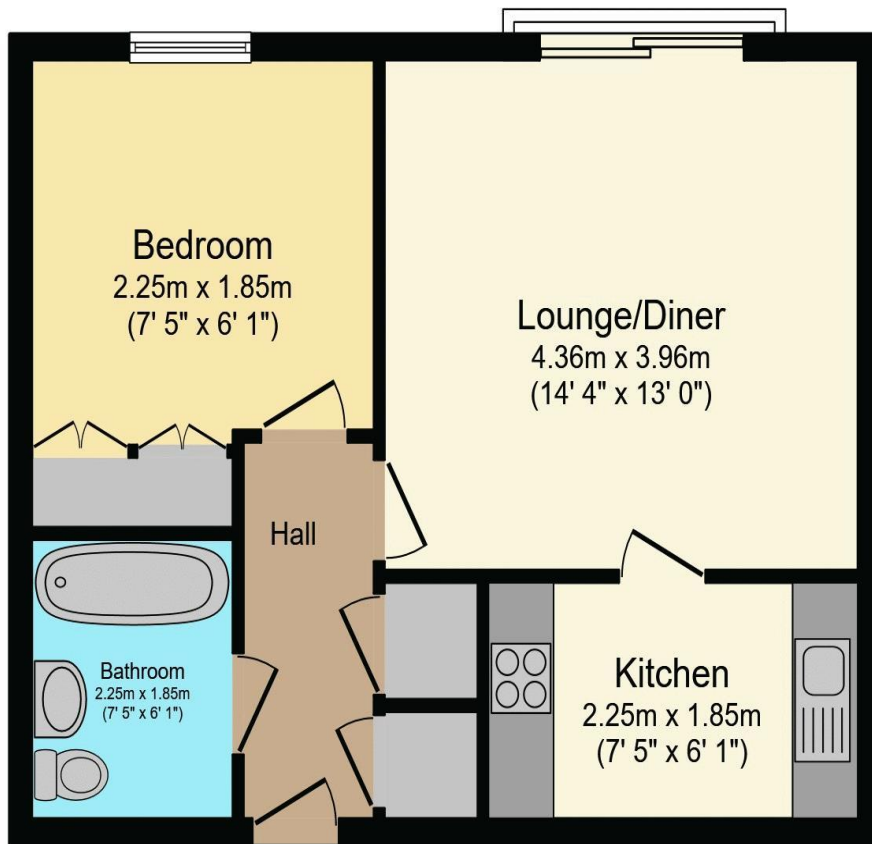
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

Magnolia Court is a retirement development comprising of 43 properties arranged over two floors and served by a lift. The Estates Manager can be contacted from various points within each property. For periods when the Estate Manager is off duty there is a 24 Hour emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 60 years.

- ❖ 24 Call System
- ❖ Residents Lounge
- ❖ Communal Gardens
- ❖ Estates Manager
- ❖ Lift to all floors
- ❖ Communal Car park
- ❖ Minimum Age 60
- ❖ Lease 65 years remaining



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 45.3 m² (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£238.38 PCM

Council Tax Band:

C

Event Fees:

0% Transfer

0.6% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.