



FLAT 3 LANGSHOTT COURT, LANGSHOTT, HORLEY, SURREY, RH6 9LJ

£450,000

LEASEHOLD - SHARE OF FREEHOLD

*****STUNNING, NEWLY CONSTRUCTED APARTMENT BUILDING, COMPRISING ONLY 8 LUXURY PROPERTIES *****

***** GROUND FLOOR WITH PRIVATE OUTSIDE SPACE AND CAR BARN PARKING *****

Woodlands are delighted to offer, the last three apartments, in what is most certainly one of the best collections of new build properties we've seen to date.

Located in a wonderful spot, nestled in a conservation area, this truly bespoke building has some delightful details, such as the artisan, hand cut bricks and clay roof tiles, the gorgeous oak storm porch and open eave detailing. In addition, there is a high quality, resin bonded driveway, and allocated parking to the rear on the block paved area or within the car barn.

The apartments themselves are a great size, and finished to a high standard as you'd expect, with slimline Quartz worksurfaces and upstands in the kitchens, bespoke, wooden double glazed windows, solid internal doors, with stylish bathrooms and ensuites.

This particular apartment is on the ground floor, with the benefit of its own outside space, which overlooks the well kept, landscaped communal gardens. There is a bright, dual aspect living/dining/kitchen space, with doors to the terrace. You have two double bedrooms, a bathroom and ensuite shower room, as well as a large, built in storage cupboard in the hallway.

Nearby there is a handy Nisa local shop, only a few minutes walk, as well as the Farmhouse Pub and Langshott Manor. Both Horley town centre and train station are less than a mile from Langshott Court, making the location a perfect balance, with its peaceful, semi rural feel and easy access to a great range of bars, restaurants, high street shops and direct trains to central London.

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|-----------------------|-------------------------|
| ■ LUXURY APARTMENT | ■ STUNNING LOCATION |
| ■ TWO DOUBLE BEDROOMS | ■ BATHROOM AND ENSUITE |
| ■ PRIVATE PATIO | ■ CAR BARN |
| ■ SUPERB FINISH | ■ ONLY EIGHT APARTMENTS |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: B |





ROOM DIMENSIONS:

ENTRANCE HALL

20'10 x 6'5(max) (6.35m x 1.96m(max))

LOUNGE/DINING/KITCHEN

24'2 x 15'6(max) 12'6(min) (7.37m x 4.72m(max)
3.81m(min))

BEDROOM ONE

13'9 x 9'8 (4.19m x 2.95m)

ENSUITE SHOWER ROOM

8'9 x 4'10 (2.67m x 1.47m)

BEDROOM TWO

14'0 x 9'6 (4.27m x 2.90m)

BATHROOM

7'5 x 6'4 (2.26m x 1.93m)

GAS CENTRAL HEATING

WOOD DOUBLE GLAZED WINDOWS

PRIVATE PATIO

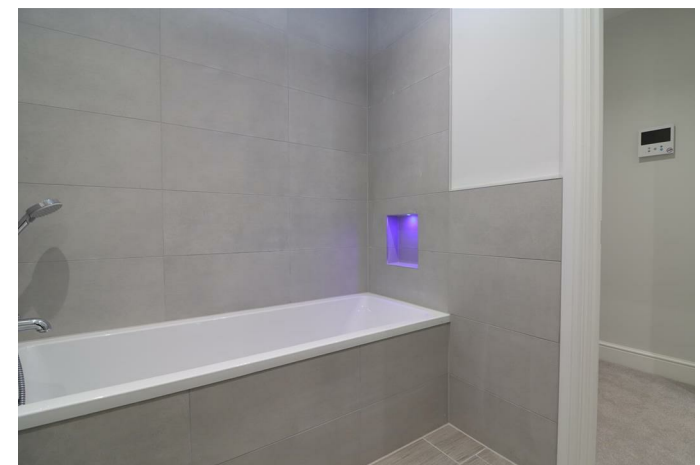
CAR BARN

SHARE OF FREEHOLD

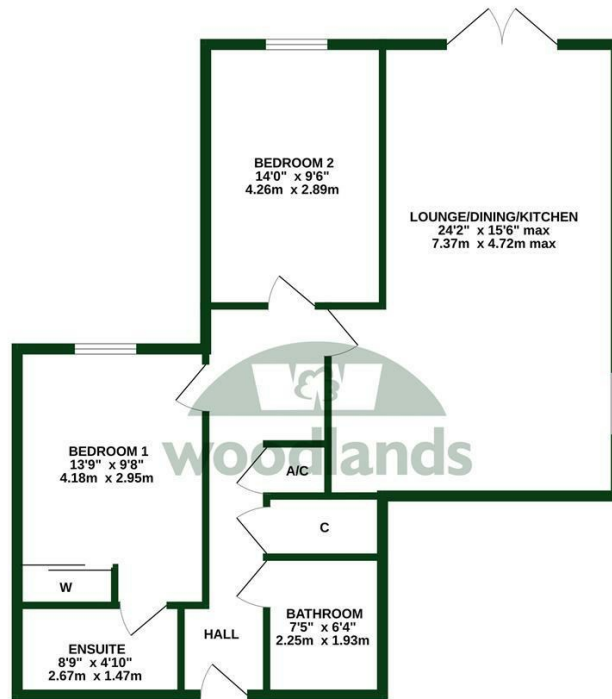
YEARS REMAINING ON LEASE: 997

GROUND RENT: £0

SERVICE CHARGES: £1,000 PER ANNUM



GROUND FLOOR
820 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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 	

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