

Wills & Smerdon



8 Horsley Court Ockham Road South East Horsley, Surrey KT24 6QS

£1,700 PCM Unfurnished

A well proportioned and conveniently located three bedroom first floor apartment situated in this much sought after gated development in the heart of the village. The accommodation comprises: entrance hall with excellent storage; double aspect living room with a double glazed door to the Juliet balcony; open plan to the well-appointed kitchen with built-in appliances; master bedroom with double built-in wardrobes and large refitted en suite shower room with good sized walk-in shower; family bathroom with shower over the bath; two further bedrooms; gas central heating; double glazing; secure gated private allocated parking; well tended communal garden. The village shops and Horsley Station are just a stone's throw away. EPC B/82. Sorry no pets.

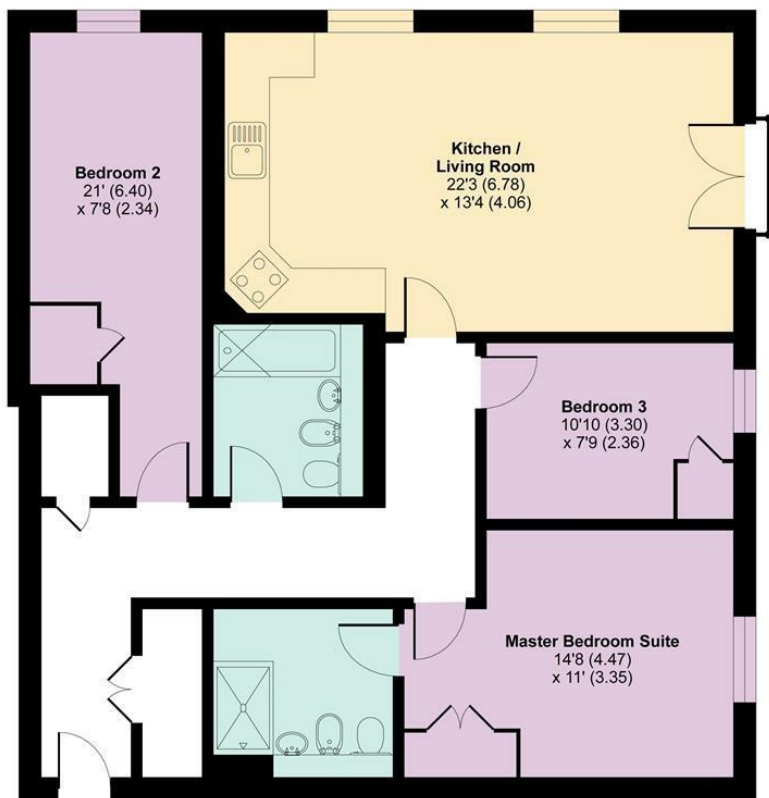
- Central Village Location
- Gated Development
- 2 Bath/Shower Rooms
- Open Plan Double Aspect Living Room
- Private Parking
- 1st Floor Apartment with Lift
- 3 Bedrooms
- Modern Kitchen
- Juliet Balcony
- Communal Gardens

6 Station Parade, East Horsley, Surrey, KT24 6QN

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APPROX. GROSS INTERNAL FLOOR AREA 1029 SQ FT 95.5 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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



WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: www.willsandsmerdon.co.uk

Important note to applicants: We endeavour to make our rental particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective tenants only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

