



Oakside Court, Horley

Guide Price £230,000 - £240,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- NO ONWARD CHAIN
- Two double bedrooms
- Private garden
- Long lease duration
- Popular residential location
- Ground floor flat
- New doors and double glazing throughout
- Well maintained communal grounds
- Council Tax Band 'C' and EPC 'D'

Introducing this beautifully presented two double bedroom ground floor apartment, offered to the market with NO ONWARD CHAIN, located within the ever-popular Langshott development and benefitting from a private garden.

The property is approached via a residents' parking area and a paved walkway leading to the well-maintained block. Access is gained through a secure communal entrance, opening into clean and welcoming shared areas.

Situated on the ground floor, the apartment offers a generous entrance hallway providing access to both double bedrooms, the family bathroom, a useful storage cupboard and the open-plan living/dining area. Both bedrooms are well-proportioned doubles, each benefiting from fitted wardrobes and ample space for additional free-standing furniture.

The bathroom is partially tiled and comprises a bath with shower over, WC, hand wash basin and fitted wall units, finished with laminate flooring.



The spacious open-plan living/dining area comfortably accommodates a 4-6 person dining table alongside a large L-shaped sofa and additional furnishings, creating an ideal space for both relaxing and entertaining. Leading from the living area is the fitted kitchen, which features a range of white wall and base units, roll-top work surfaces, freestanding oven and hob, washing machine, integrated slimline dishwasher, and space for a freestanding fridge/freezer. The kitchen is finished with laminate flooring.

The property further benefits from newly installed double glazing and doors throughout, enhancing energy efficiency, sound insulation and overall comfort.

Newly installed French doors open onto a private patio garden, enjoying views over woodlands and offering direct access to an abundance of nearby walking routes, ideal for dog owners and nature lovers alike.

Lease Details

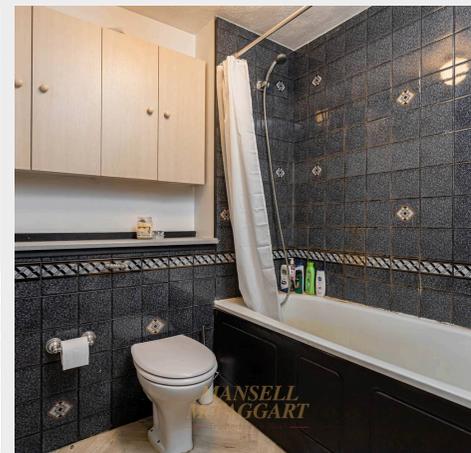
Length of Lease: 112 years remaining (2026)

Annual Service Charge – £2,088

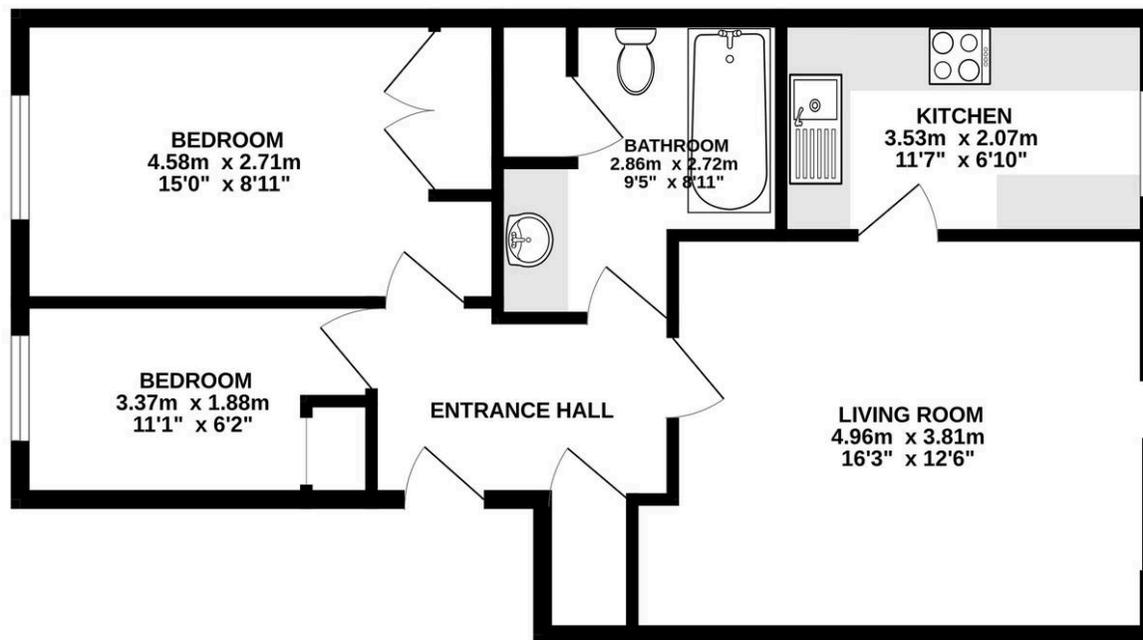
Service Charge Review Period – April

Annual Ground Rent – £150

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



GROUND FLOOR
57.2 sq.m. (616 sq.ft.) approx.



TOTAL FLOOR AREA : 57.2 sq.m. (616 sq.ft.) approx.

Whilst 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 error, omission or mis-statement. 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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