



**FLAT 8 LANGSHOTT COURT LANGSHOTT, HORLEY, SURREY, RH6 9LJ**

**£375,000**

**LEASEHOLD - SHARE OF FREEHOLD**

The last available, two bedroom apartment in this beautifully finished, and characterful, modern building.

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 first floor, with some lovely character touches, such as the dormer windows overlooking the woods to the front. 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 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.

- **STUNNING BUILDING**
- **DUAL ASPECT LIVING SPACE**
- **BATHROOM AND ENSUITE**
- **WOODLAND OUTLOOK**
- **COUNCIL TAX BAND: C**
- **QUIET LOCATION**
- **TWO DOUBLE BEDROOMS**
- **ALLOCATED PARKING**
- **1 OF ONLY 8 APARTMENTS**
- **EPC RATING: B**





#### ROOM DIMENSIONS:

**ENTRANCE HALL**  
10'7 x 8'0 (3.23m x 2.44m)

**LOUNGE/DINING/KITCHEN**  
24'3 x 12'2 (7.39m x 3.71m)

**BEDROOM ONE**  
14'10 x 10'5 (4.52m x 3.18m)

**ENSUITE SHOWER ROOM**  
7'9 x 6'1 (2.36m x 1.85m)

**BEDROOM TWO**  
11'0 x 10'0 (3.35m x 3.05m)

**BATHROOM**  
6'8 x 6'3 (2.03m x 1.91m)

**GAS CENTRAL HEATING**

**WOOD DOUBLE GLAZED WINDOWS**

**ALLOCATED PARKING**

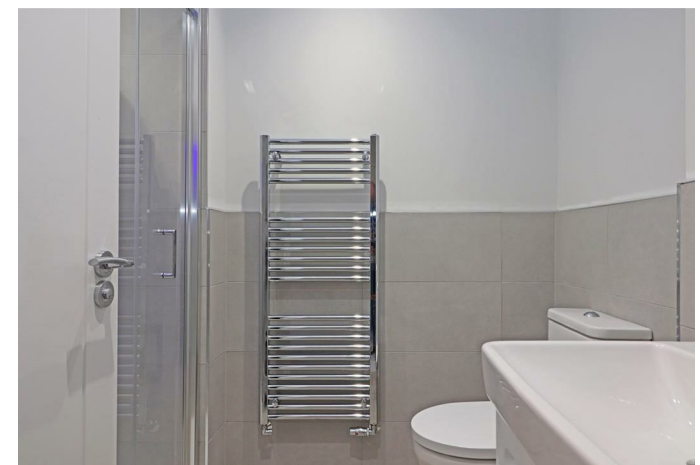
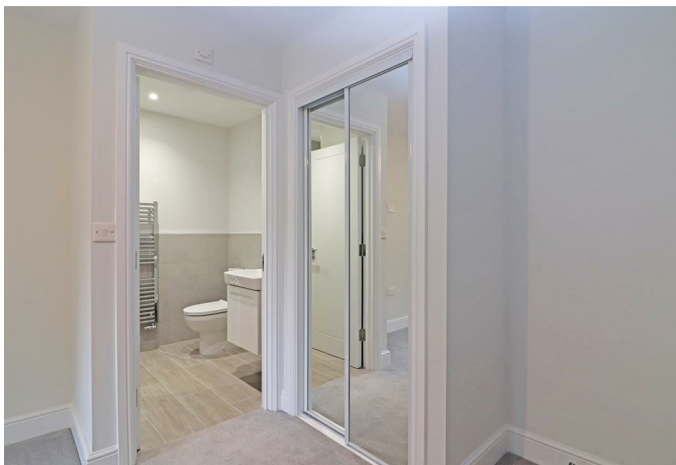
**COMMUNAL GARDENS**

**SHARE OF FREEHOLD**

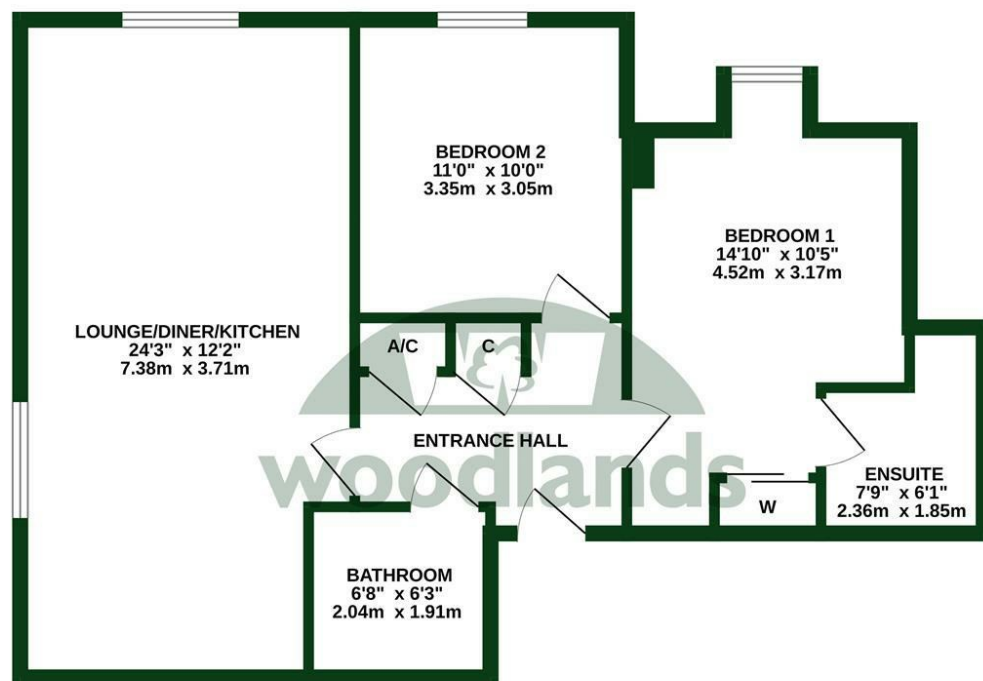
**YEARS REMAINING ON LEASE: 997**

**GROUND RENT: £0**

**SERVICE CHARGES: £1,000 PER ANNUM**



**FIRST FLOOR**  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) 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.  
Made with Metropix ©2025



**woodlands**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**To view this property please call 01737 771777**

**[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)**

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.