



**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**

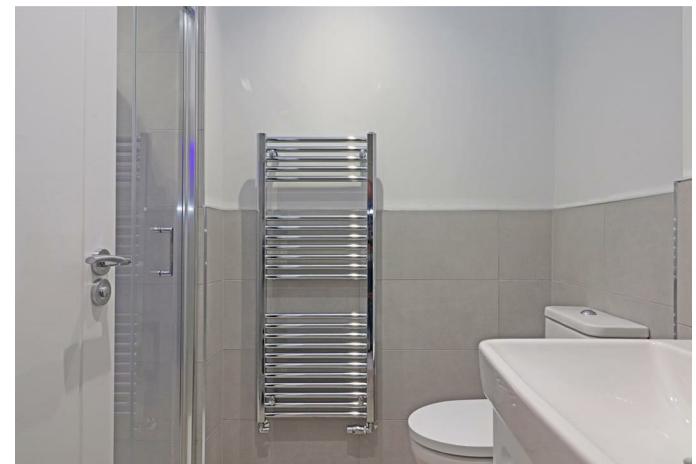
**COMMUNAL GARDENS**

**SHARE OF FREEHOLD**

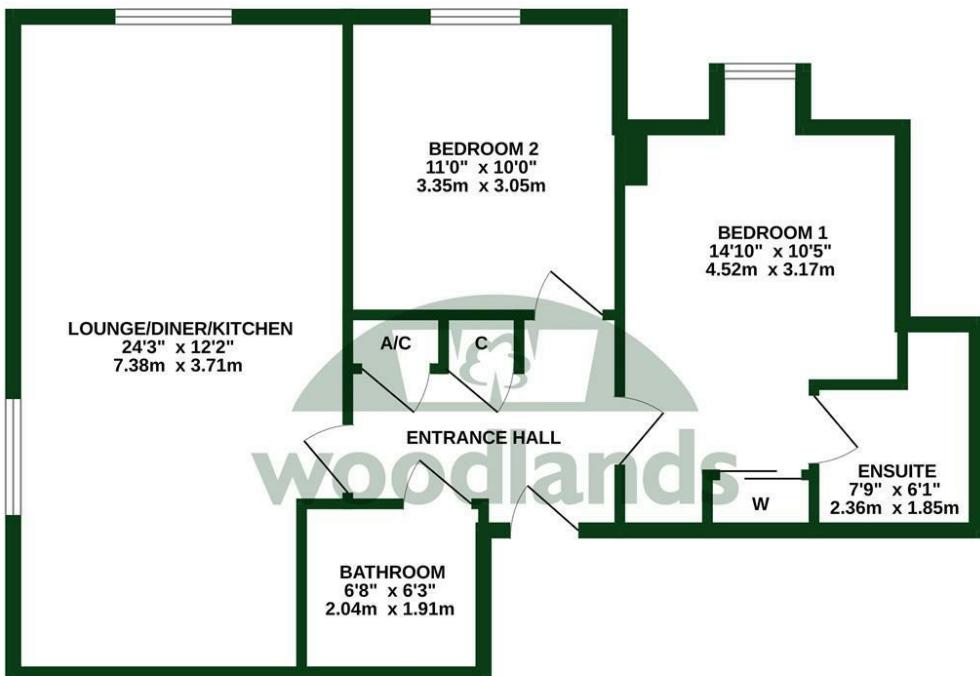
**YEARS REMAINING ON LEASE: 997**

**GROUND RENT: £0**

**SERVICE CHARGES: £1,000 PER ANNUM**



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



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	84
(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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