



1-8
Langholt
Court



**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.

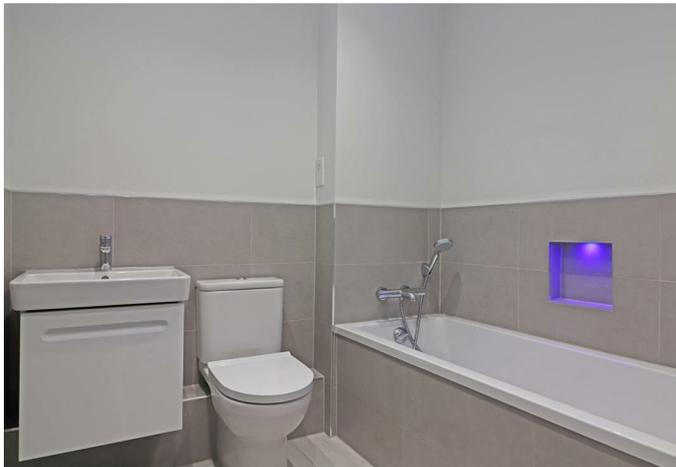
The apartments themselves are a great size, and finished to a high standard as you'd expect, with slimline Quartz worksurfaces and upstands in the kitchens, bespoke, wooden double glazed windows, solid internal doors, with stylish bathrooms and ensuites.

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

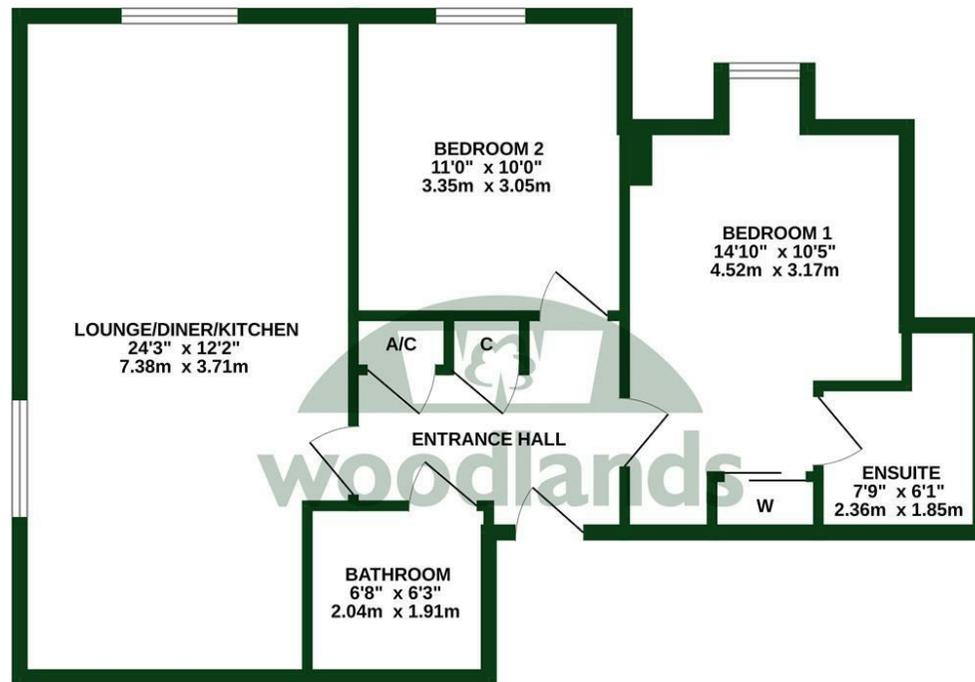
YEARS REMAINING ON LEASE: 997

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