



**FLAT 6 LANGSHOTT COURT LANGSHOTT, HORLEY, SURREY, RH6
9LJ**

£475,000

LEASEHOLD - SHARE OF FREEHOLD

Rare and luxurious, three bedroom apartment in a wonderful setting, with allocated parking and a handy shop just around the corner.

Woodlands are delighted to offer this three bedroom apartment in what is most certainly one of the best collections of new build properties we've seen to date.

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, a video entry system, and stylish bathrooms/ensuites.

This particular apartment is on first floor, and overlooks the well kept, landscaped communal gardens to the rear. There is a bright, dual aspect living/dining/kitchen space, with doors to the terrace. You have three double bedrooms, a bathroom and ensuite shower room, as well as built in storage cupboard in the hallway and some characterful dormer windows.

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.

- **FIRST FLOOR APARTMENT**
- **BRIGHT LIVING SPACE**
- **HIGH QUALITY FINISH**
- **ATTRACTIVE GARDENS**
- **COUNCIL TAX BAND: C**
- **NEW BUILD GUARANTEE**
- **THREE DOUBLE BEDROOMS**
- **ALLOCATED PARKING**
- **SHOP NEARBY**
- **EPC RATING: B**





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINING/KITCHEN
23'2 x 12'3 (7.06m x 3.73m)

BEDROOM ONE
18'3(max) x 11'8 (5.56m(max) x 3.56m)

ENSUITE SHOWER ROOM
7'0 x 4'8 (2.13m x 1.42m)

BEDROOM TWO
12'6 x 9'10 (3.81m x 3.00m)

BEDROOM THREE
14'4 x 8'3 (4.37m x 2.51m)

BATHROOM
6'10 x 6'3 (2.08m x 1.91m)

GAS CENTRAL HEATING

WOOD DOUBLE GLAZED WINDOWS

ALLOCATED PARKING

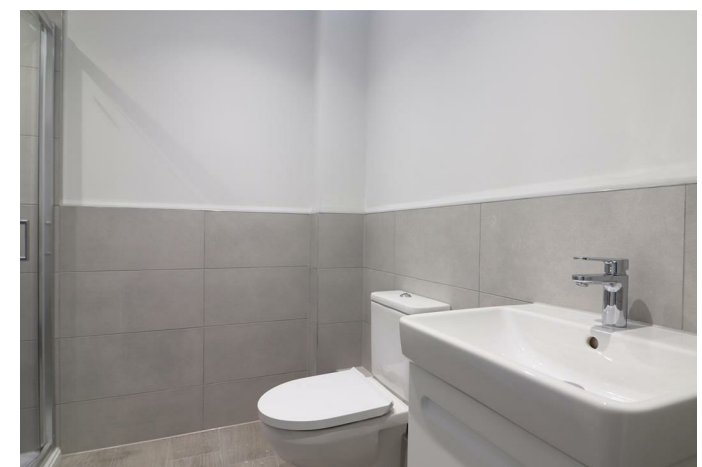
COMMUNAL GARDENS

SHARE OF FREEHOLD

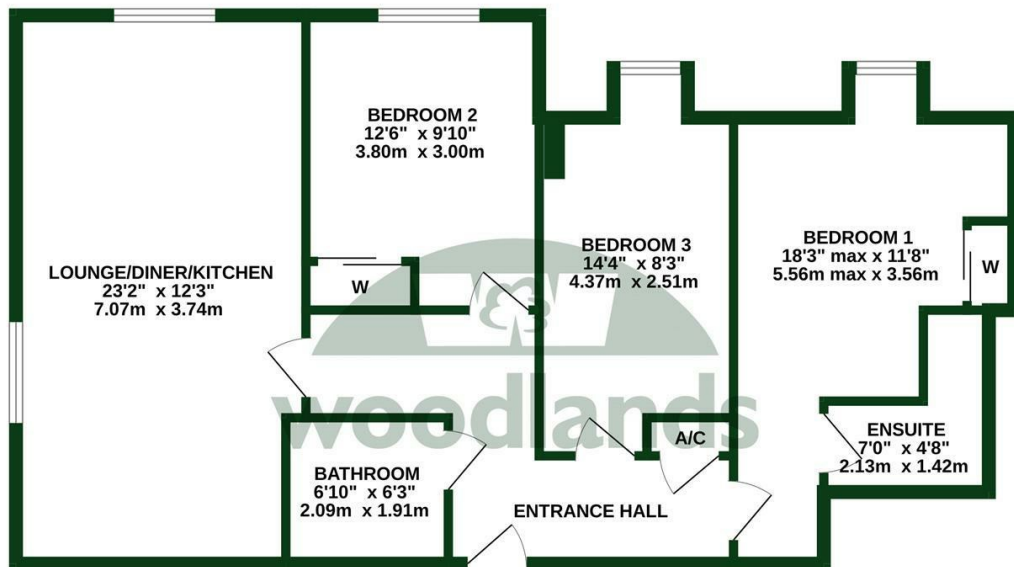
YEARS REMAINING ON LEASE: 997

GROUND RENT: £0

SERVICE CHARGES: £1,000 PER ANNUM



FIRST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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	86	86
(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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