



**Ringley Oak, Horsham, West Sussex RH12 4AU**  
**£1,300 PCM**

## 2 Ringley Oak

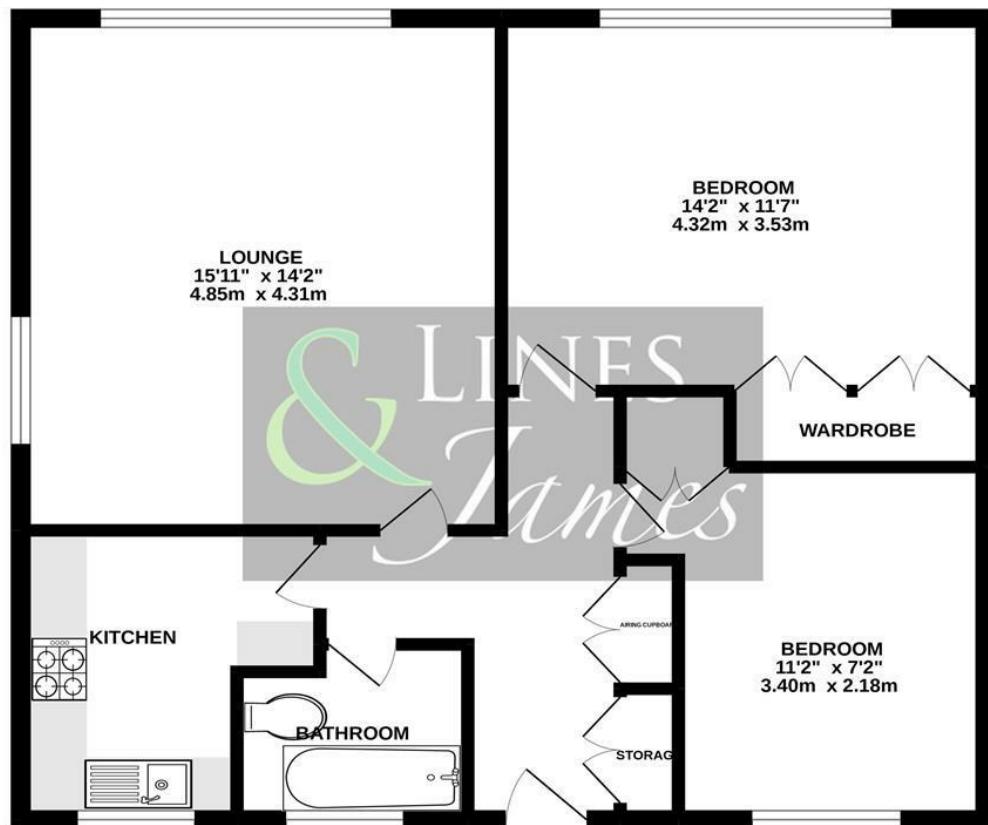
Lines & James are pleased to bring this extremely spacious ground floor flat to the market which is presented in excellent order and benefits from plenty of storage. The accommodation comprises: Entrance hall with wood flooring, airing cupboard and storage cupboard, dual aspect lounge/diner with parquet wood flooring, stylish fitted kitchen with appliances, large double bedroom with fitted wardrobes, further bedroom also with fitted wardrobe and modern bathroom with shower over bath.

Additional features include G.C.H, double glazing throughout and covered parking for one car.

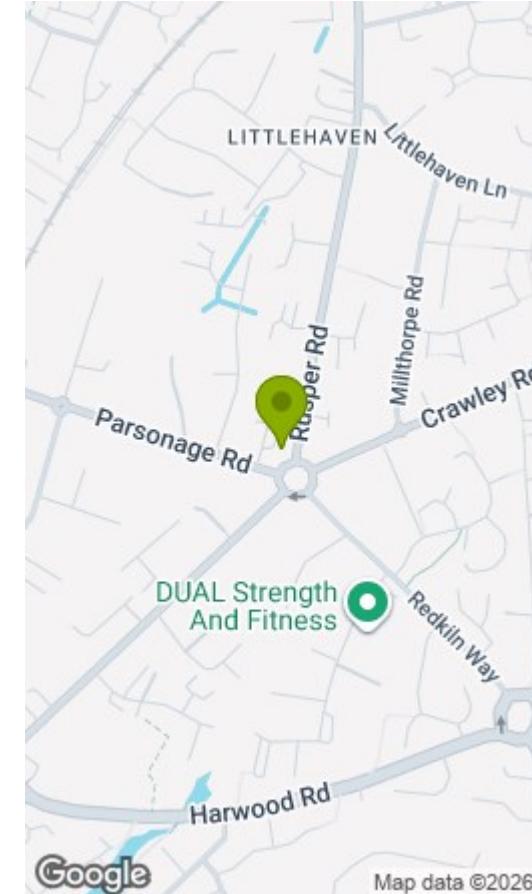
- GROUND FLOOR FLAT
- TWO BEDROOMS
- GREAT LOCATION
- UNFURNISHED
- ALLOCATED PARKING
- EPC RATING D
- COUNCIL TAX BAND B
- 12 MONTHS +
- DEPOSIT £1500.00
- AVAILABLE NOW



## GROUND FLOOR



Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
Made with Metropix ©2022



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current		Potential	
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B	(81-91)	B
(70-80)	C	(69-80)	C
(55-69)	D	(55-69)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

24 Worthing Road, Horsham, West Sussex, RH12 1SL,  
Tel: 01403 210088  
lettings@linesandjames.com  
www.linesandjames.com



**& LINES  
James**