



Oakside Court, Horley

Guide Price £220,000 – £230,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- NO ONWARD CHAIN
- Two good sized bedrooms
- First floor flat
- Situated in a popular residential location
- Newly decorated
- Double glazing throughout (except kitchen window)
- New vinyl flooring in the kitchen and bathroom, with new carpets throughout
- Well maintained communal grounds
- Walking distance to Horley town centre and train station
- Council Tax Band 'C' and EPC 'C'

Introducing this well presented 2 bedroom first floor flat, offered to the market with NO ONWARD CHAIN, located on the popular Langshott development, with close proximity to Horley Train Station, Horley Town Centre and other amenities.

On approach to the block, you will notice the well maintained communal gardens and the secure telecom entry system.

Entering the block, the property is located on the first floor. Inside you are met by a spacious entrance hallway, which leads to both bedrooms, the living/ dining room, the bathroom and a storage cupboard. You will notice the property has been freshly redecorated and has brand new fitted carpets fitted.

The spacious living/dining area has ample space for a 6 person dining table, L shaped sofa, television and other freestanding furniture. It also benefits from newly fitted carpets and lots of natural light pouring in from the large window.





The kitchen is accessed from the living / dining room and is of a good size with a number of wall and base units, new integrated oven, roll top work surfaces and space for other appliances.

Bedroom 1 is spacious and well lit, easily housing a queen sized bed and other freestanding furniture. Bedroom 2 is well proportioned with space for a small double and other freestanding furniture, while benefiting from an inbuilt storage cupboard. The bathroom is fitted with white suite, with expected sanitaryware, and also benefits from a large airing cupboard.

Outside are the well maintained communal grounds and a park a short walk away.

#### Lease Details

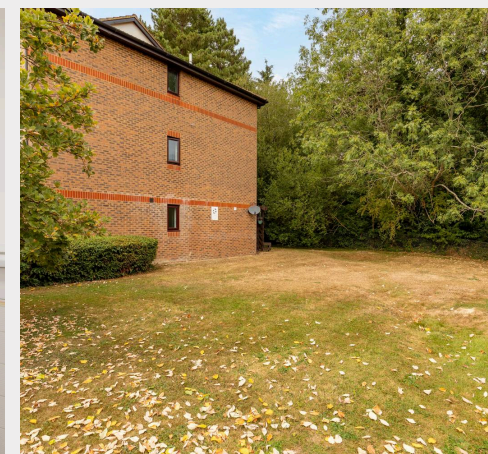
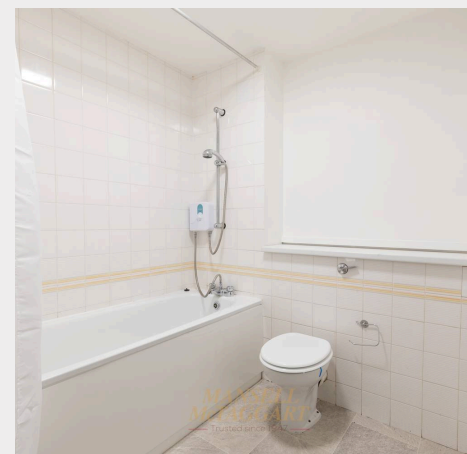
Length of Lease: 151 years left (2025)

Annual Service Charge – £2,088.32

Service Charge Review Period – April

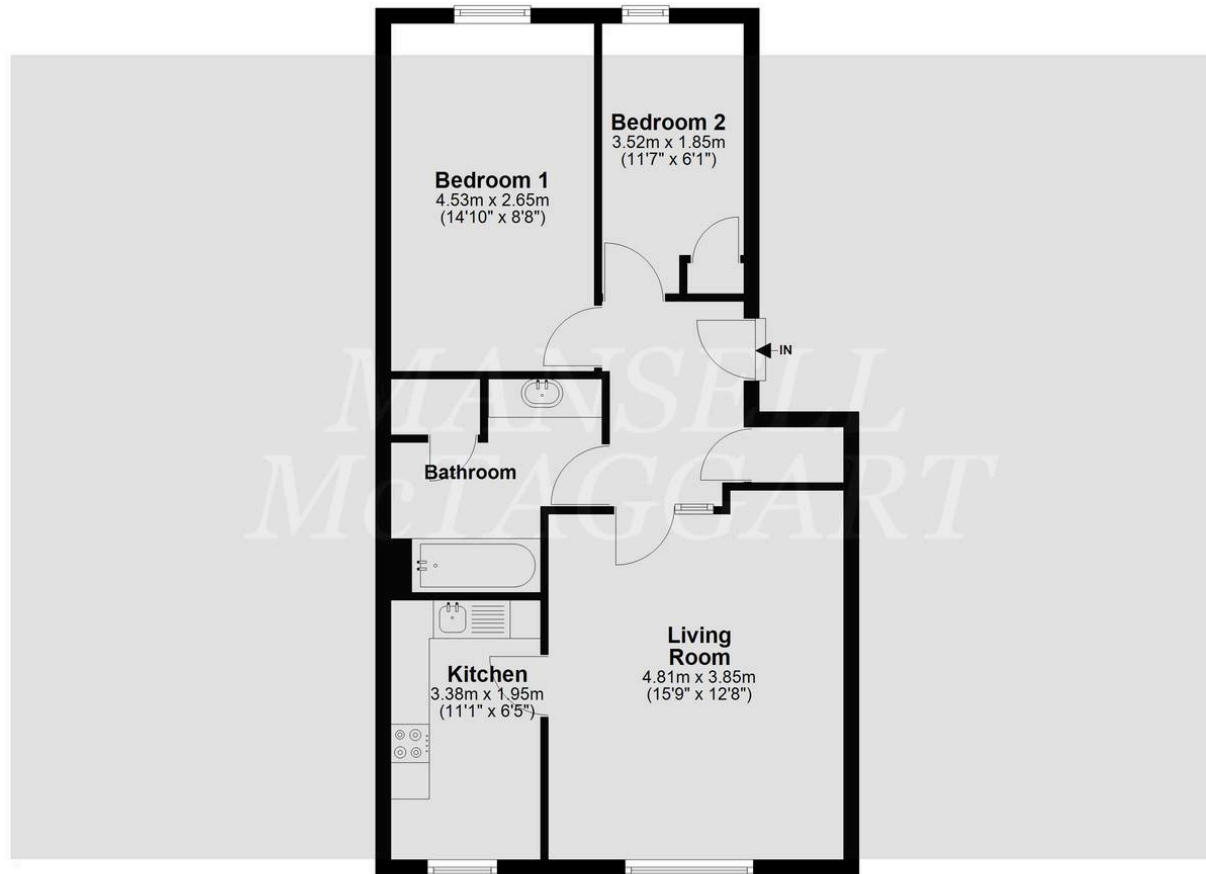
Annual Ground Rent – £300

Lease details have been provided by the Vendor.  
This information should be confirmed by your solicitor.



### First Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Horley

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