



**Oakside Court, Horley**

Guide Price **£230,000 – £240,000**



**MANSELL  
McTAGGART**  
Trusted since 1947

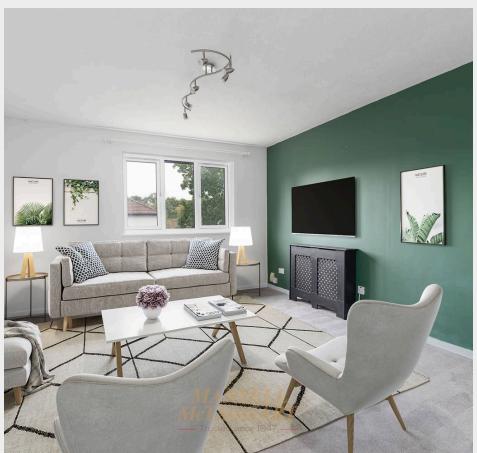


- NO ONWARD CHAIN
- Two well proportioned bedrooms
- Situated in a sought-after residential location
- Large living/dining area
- Well maintained throughout - Freshly decorated and new carpets fitted throughout (except kitchen and bathroom)
- Double glazing throughout
- Lovely communal gardens
- Close proximity to Horley town centre, Gatwick Airport and other amenities
- Council Tax Band 'C' and EPC 'C'

A well presented and desirable 2 bedroom second floor flat, located on the popular Langshott development, with great transport links, close proximity to Horley town center and other amenities, being offered to the market with no onward chain.

On approach to the block, you will notice the stunning communal grounds, parking and secure telecom entry system.

Entering the block, you will see the well maintained communal areas with the property located on the second floor. Inside of the property there is a spacious entrance hallway, with access to a loft and a storage cupboard, which also leads to the living/dining room, bathroom, and both bedrooms. The property has been freshly redecorated and has brand new fitted carpets throughout (except the kitchen and bathroom).



Bedroom 1 one is spacious, with ample room for a king sized bed and other free standing furniture. It has a large window, offering lots of natural light and comes with a generously sized fitted wardrobe with plenty of storage space. Bedroom 2 is well proportioned, with enough space for a small double bed, other freestanding furniture, and benefiting from a fitted cupboard. The property has white double-glazed windows throughout.

The family bathroom is part tiled and comes with a modern hand wash basin, toilet, and bath with shower. It also benefits from a large airing cupboard with storage. The large open plan living/dining room offers space for a dining table, large L-shaped sofa, television and other furniture and offers plenty of natural light and a view over the well-kept gardens. The contemporary kitchen is accessed from the living/dining room and houses wall and base units, fitted oven and hob, washing machine and dishwasher with a free-standing fridge/freezer in the corner.

Outside there is permit holder parking, green and well-kept communal gardens and park with other green areas within a 5 minute short walk.



#### Lease Details

Length of Lease: 151 years left (2025)

Annual Service Charge – £2,088.32

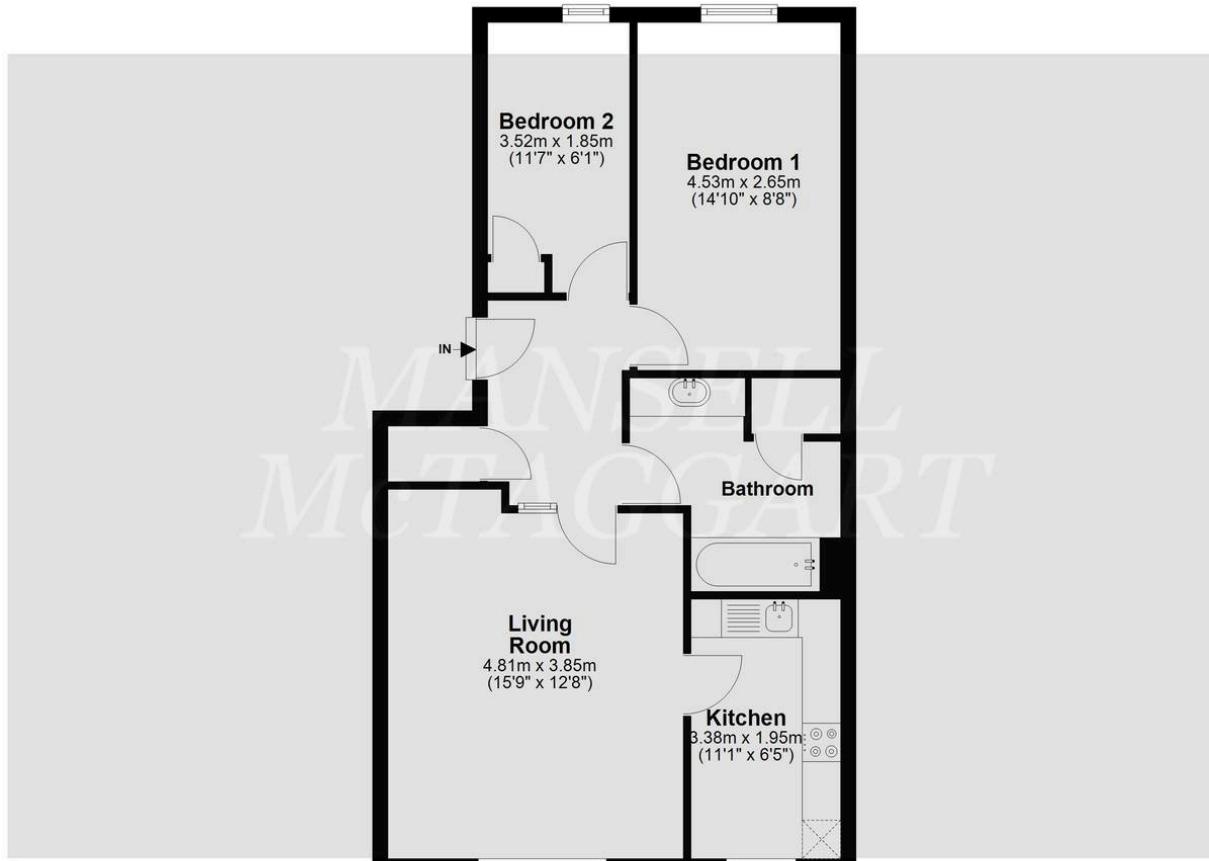
Service Charge Review Period – April

Annual Ground Rent – £300

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



**Second 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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