



22 Rickwood, Horley, Surrey, RH6 9DF

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**J A M E S D E A N**  
E S T A T E A G E N T S

Located in the ever popular Langshott development, is this well presented dual aspect first floor purpose built apartment requiring a small degree of updating. Offered to the market with NO FORWARD CHAIN.

There is a bright and airy entrance hall, with built in storage cupboard. Leading through to the lounge/diner, with views to the rear via a large floor to ceiling window. There is a well proportioned kitchen, situated off this room and has matching wall and base units and space for white goods.



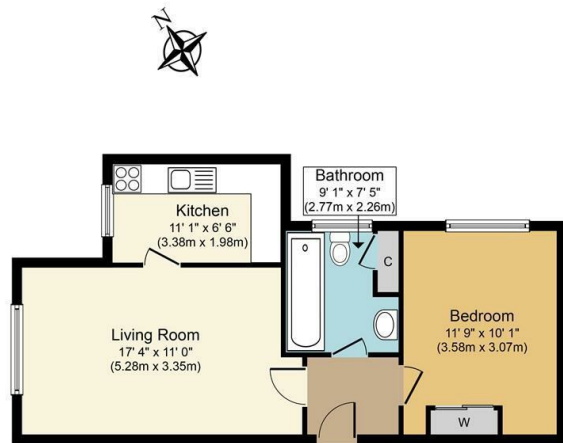
In addition the property offers a double bedroom, with the bonus of fitted wardrobes. The bathroom has a white suite, part tiled walls and large airing cupboard.

Outside there is communal residents carparking and easy access to the 24 hour public bus route. Langshott woods are also located within walking distance. The development comprises of one and two bedroom apartments and is popular with all age groups.

**Offers In The Region Of £194,950**



# Floor plan



Approximate Floor Area  
492 sq. ft.  
(45.7 sq. m.)

Rickwood, RH6



Approx. Gross Internal Floor Area 492 sq. ft. (45.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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TENURE: Leasehold  
Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	78	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.