



1. Whitecroft, Horley, Surrey, RH6 9BZ

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This beautifully presented ground floor apartment is situated in a quiet location on the popular Langshott development, which is ideally located within walking distance to the town centre and mainline station. The property is well presented throughout and features a wonderful private courtyard garden and is ideal for outdoor entertaining.

The accommodation consists of an entrance hall with storage cupboard, a bright and airy double bedroom with built in wardrobe and a contemporary bathroom with white



sanitary ware, decorative beige tiling and a rain shower. The apartment is completed by an open plan lounge/diner with French Doors leading out to the patio and a stylish, refurbished kitchen with high gloss cream wall and base units, tiled splash backs and space for white goods.

The property is ideally suited for first time buyers but also attractive to potential investors and commuters due to its close proximity to the local mainline train station and airport. Externally, the property benefits from a secure door entry system and ample communal parking.

Location is always key and it is no exception here as the development is nearby the town centre, which offer a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

**Offers In Excess Of £220,000**



# Floor plan



Approximate Floor Area  
484 sq. ft.  
(45.0 sq. m.)

Whitcroft RH6



Approx. Gross Internal Floor Area 484 sq. ft. (45.0 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

TENURE: Leasehold  
Council Tax Band: B

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