



**Flat 5, Brambling Court 4 Brocklehurst Way, Horley, RH6 8GP**  
**Asking Price £299,950**



# JAMES DEANE

E S T A T E A G E N T S

This attractive first-floor apartment has been immaculately maintained and is offered to market CHAIN FREE. The property features contemporary fixtures and fittings, is still under warranty and comes with a long lease and allocated parking.





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

This impressive and newly built first floor apartment is ideally located within the development within close proximity to its bus links and amenities as well as being equidistant from both Horley and Reigate town centres and mainline stations.

The property benefits from a long lease with 119 years remaining and is still under NHBC warranty. It 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 stations and airport. Externally, the property benefits from a secure door entry system and allocated parking.

Built in 2019 by Fabrica, the property is in excellent decorative order and features double glazed windows, gas central heating, combi-boiler, large dual width storage cupboard off the hallway and an attractive dual aspect open plan main living area.

The accommodation consists of an entrance hall, fitted storage, master bedroom with built in wardrobes and a deluxe ensuite featuring a double shower enclosure, elegant sanitary ware, chrome towel radiator and decorative tiling. This theme is replicated in the spacious bathroom, and the apartment is completed by a second double bedroom and a dual aspect open plan reception. The contemporary kitchen area located off the lounge/diner boasts grey cabinetry and integrated appliances including gas hob, oven, fridge/freezer, washing machine and dish washer, whilst the spacious lounge/diner enjoys plenty of natural light and fitted blinds and a Juliet balcony.

Westvale Park is an impressive development of beautifully designed and well-crafted family homes. Location is always key and it is no exception here as the residents are close to the thriving market towns of Horley and Reigate, which offer a great mix of local amenities and excellent transport links.

Annual Ground Rent: £200

Annual Service Charge: £2,136









JAMES DEANE  
ESTATE AGENTS

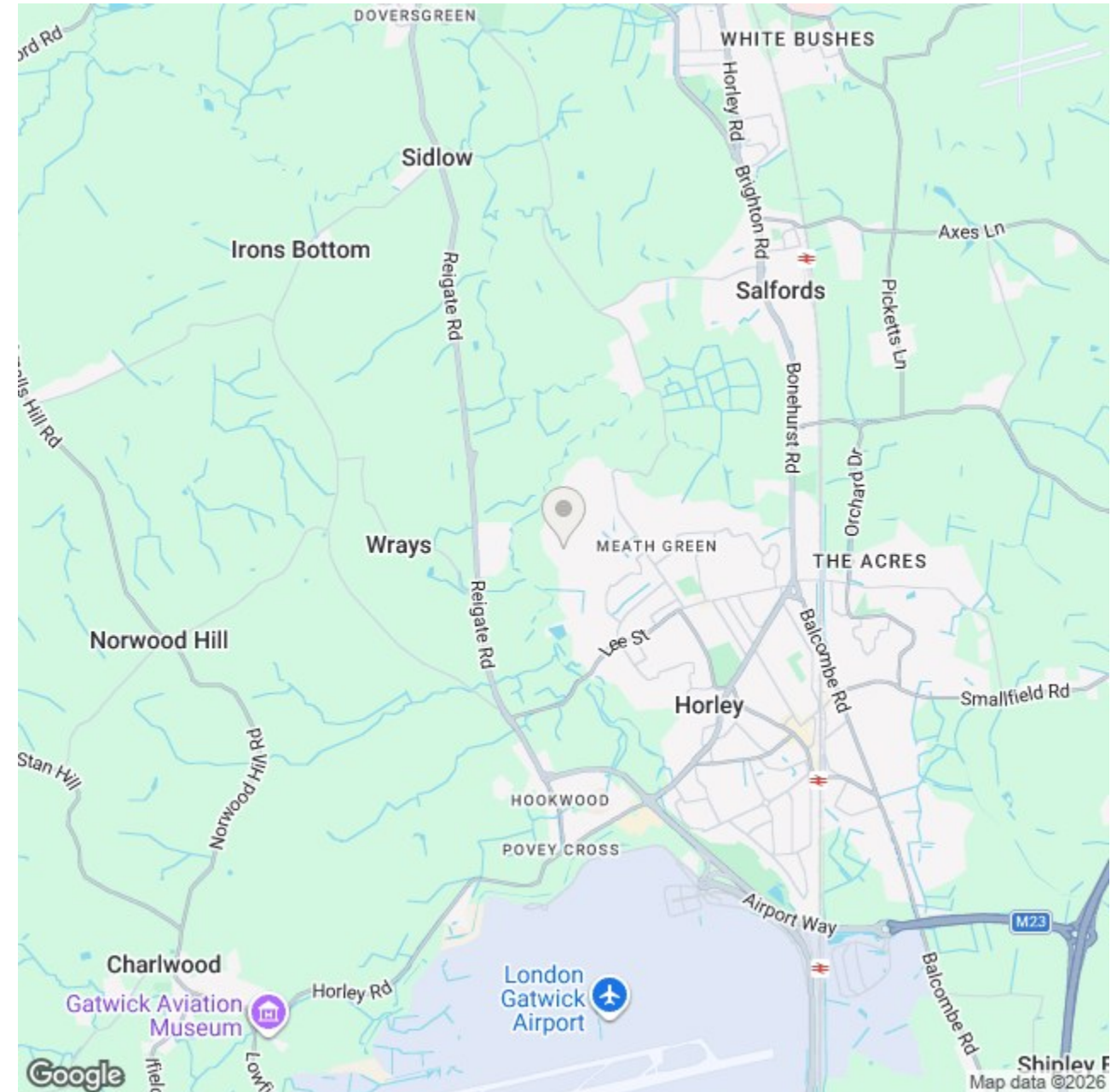


- No Onward Chain
- Still Under NHBC Warranty
- Long Lease
- Immaculate First Floor Apartment
- Ideal for First Time Buyers
- Two Double Bedrooms
- Principal Bedroom with Ensuite
- Contemporary Open Plan Living
- Kitchen with Integrated Appliances
- Allocated Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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		
	Current	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	



**Internal Area: 773.00 sq ft**

**Tenure: Leasehold**

**Local Authority: Reigate & Banstead BC**

**Council Tax Band: C**

**Do you have a property to sell?**

**If so we can provide you with a free market appraisal.**

**Do you need a solicitor?**

**We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?**

**We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**

FLOOR PLAN



Approximate Floor Area  
773 sq. ft  
(71.80 sq. m)

Brocklehurst Way, RH6  
Approx. Gross Internal Floor Area 773 sq. ft / 71.80 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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