



Flat 6, Oatlands, Warltersville Way, Horley, Surrey, RH6 9EP

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This attractive top floor apartment has been imaginatively refurbished by the current owners and is situated in a quiet residential location within walking distance to the mainline station and town centre.

The apartment is immaculately presented and offers generous accommodation over three floors, which adds to its character and charm. On the first level is the second bedroom, which is currently being used as a home office. A stairwell with smart panelling leads up to the next level, kitchen and bathroom. The kitchen has been refurbished and includes new worktops and light fittings, integral oven and gas hob, a range of eye level and base units and white splashback tiling. This contemporary theme is replicated in the bathroom including wooden flooring, natural stone tiling, chrome towel radiator, elegant white sanitary ware and wall mounted rain shower.



The upper level consists of a split landing and access to the double bedroom and the impressive open plan main reception. There is ample storage including a cupboard off the main living area, eaves and loft storage.

The property is deceptively spacious with 849 sqft of habitable living space, which is considerably larger than most apartments. It benefits from plenty of period charm with high ceilings and large windows that create a wonderful sense of light and space. The main living area is dual aspect and benefits from two large velux windows and a feature wood burner.

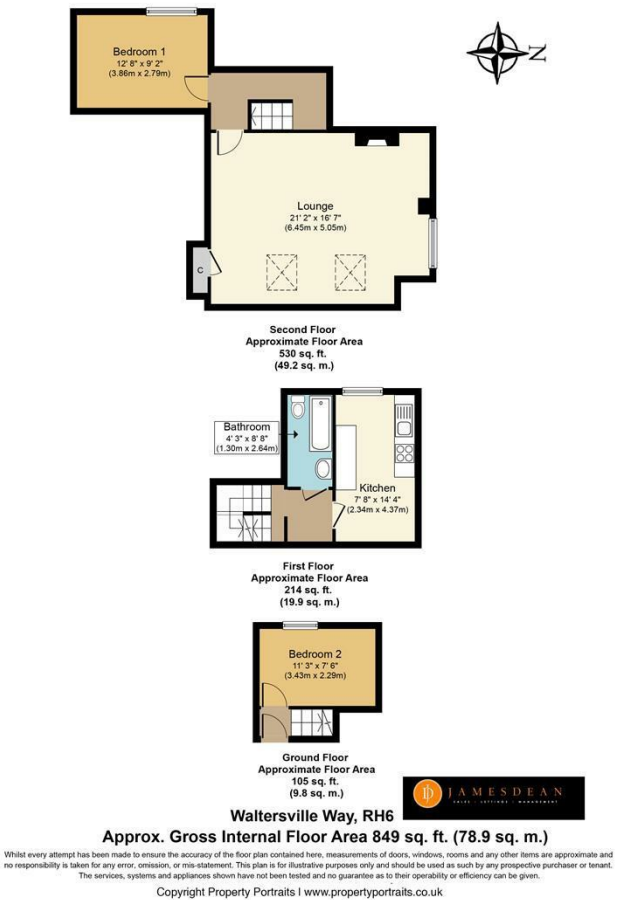
The property has 146 years remaining on the lease and is ideally suited for first time buyers but also attractive to potential investors and commuters due to its close proximity to the mainline train station and airport.

Location is always key and it is no exception here. The property is ideally located within walking distance of the thriving town of Horley, which offers residents an excellent mix of local amenities. The town has excellent transport links. Gatwick is only 10 minutes away and Horley station provides fast services to London.

Offers In Excess Of £290,000



Floor plan



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Internal Area: 849.00 sq ft

Tenure: Leasehold

Viewing: Strictly By Appointment

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Do you need a mortgage?

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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.