



Sales.

Cotswold Court,
Horsham RH13 5SS

£250,000



Cotswold Court,
Horsham, RH13 5SS



The property offers spacious, well-presented accommodation, arranged over three floors, accessed by it's own ground floor door and Entrance Hall. From here, stairs lead to a spacious Living/Dining Room, with large windows overlooking the attractive green to the front of the property, and an additional double glazed window in the Dining area, that is set adjacent to the modern fitted Kitchen. A staircase leads to the second floor, that provides access to two double Bedrooms, in addition to a modern white Shower Room. The property further benefits from both double glazing and gas central heating.

To the front of the property there is an area of professionally maintained communal garden that is laid to lawn and inset with mature trees, creating an attractive outlook for the property. There are numerous parking bays available for resident's and visitor's use, with additional on-street parking in neighbouring roads.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Start Date: 3rd June 2020
Lease End Date: 1st April 2185
Service Charge: £553.57 every 6 months

AGENTS NOTE:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.



Buses
1 minute walk



Shops
One Stop
4 minute walk



Trains
Horsham
0.3 miles



Sport & Leisure
Pavilions in the Park
0.5 miles



Rental Income
£1,150 pcm
Rental Yield – 5.5%



Schools
Kingslea Primary
Forest & Millais



Broadband
Up to 67 Mbps



Roads
M23
5.7 miles



Council Tax
Band B



Total Approximate Floor Area
732 sq ft / 68 sq m

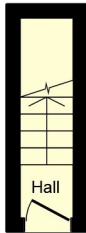
Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk

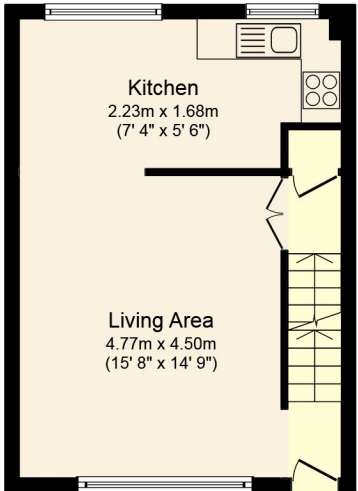


AWARD
WINNER

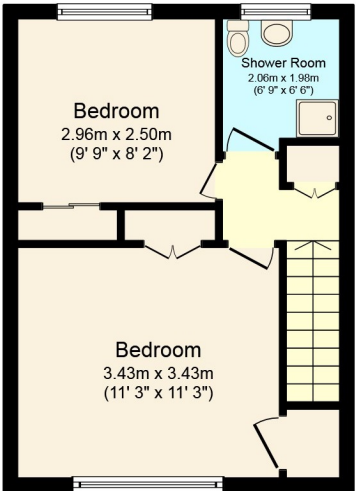
2019-2020



Ground Floor

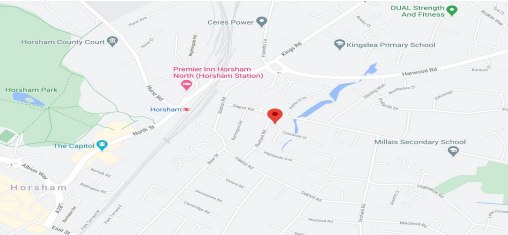


First Floor

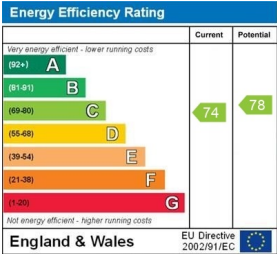


Second Floor

Map Location



EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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