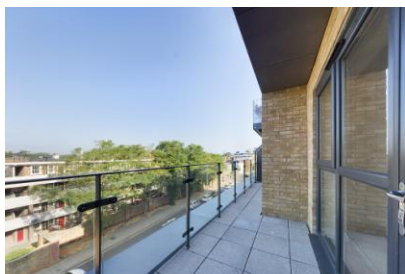




# Lettings.

Albion Way,  
Horsham RH12 1AH

Rent  
£1,250 pcm



# Albion Way, Horsham RH12 1AH



**LOCATION** The property is located in the heart of the well established town of Horsham. Being in such a central location offers residents easy access to shops, restaurants, public houses and local recreational parks. The Paperyard lies above the poplar gym franchise, The Gym offering easy access to fitness and sport equipment.

**PROPERTY** The apartment opens into a convenient well sized hallway, allowing access to the open plan kitchen/living area, bathroom and main bedroom. The stunning kitchen is well-presented and offers integrated appliances that include: fridge-freezer, dishwasher, electric cooker and oven, the washer/dryer is contained in a spacious storage cupboard. The living area boasts a spacious sitting area offering easy access to the private north facing balcony. The double bedroom offers a great space with built in wardrobes. The bathroom is finished to a high standard with bath and shower over, cupboard space above the sink and towel storage.

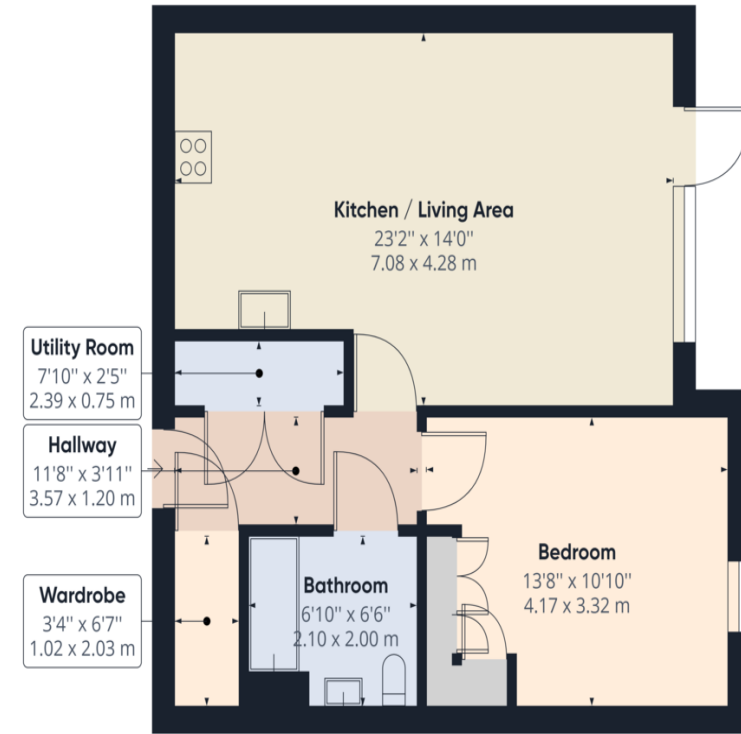
**OUTSIDE** The Paperyard has a unique offering, a beautifully landscaped Roof Garden. Providing a tranquil space to spend time with friends, socialise with neighbours, enjoy your morning coffee surrounded by greenery or sip an evening drink at sunset.



Total Approximate Floor Area  
**601.31 ft<sup>2</sup>/55.86 m<sup>2</sup>**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



Approximate total area<sup>(1)</sup>  
601.31 ft<sup>2</sup>  
55.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Map Location



## EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		

**Brook 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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**01403 272002**  
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2-4 East Street, Horsham, West Sussex, RH12 1HL



Buses  
0 mins walk



Shops  
0 mins walk



Trains  
Horsham –  
0.8miles



Broadband  
Up to Mbps



Sport & Leisure  
The Gym  
0 miles



Council Tax  
Band