



Station Road, Horsham, RH13 5UB



The front door of this spacious first floor apartment opens into a convenient space perfect for removing coats and shoes before entering into the impressive open plan living space. This generous space offers plenty of flexibility for furniture placement. The current owners have utilised the space with a large corner sofa, dining table and even have a desk for home working. The modern Kitchen is open to the Living Space and offers a range of built in appliances along with floor and wall mounted units. The Living Space also benefits from plenty of windows for natural light and a door that leads out to your very own private balcony. The Bedroom and WC can be found at the end of the corridor with the large double aspect Bedroom providing an abundance of space for bedroom furniture and boasts its very own Ensuite Bathroom fitted with a modern white suite and a shower over the bath.

The property is located on the first floor via the immaculate communal areas. This stunning apartment benefits from its own private Balcony accessed directly from the apartment itself, a rare find within such close proximity to Town. Another bonus of this property is the covered parking space accessed via the road through a garage door.

ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 125 years from 1 January 2015
 Ground Rent: £175 per 6 months
 Service Charge: Apx £700 per year

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.

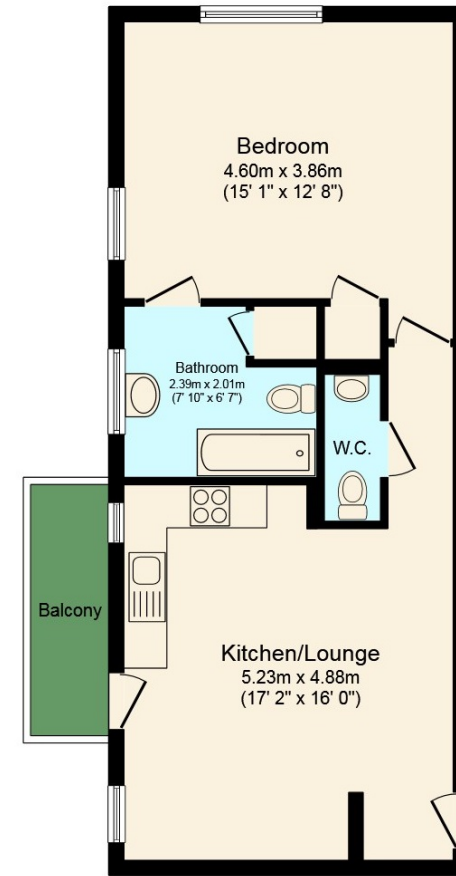


Total Approximate Floor Area

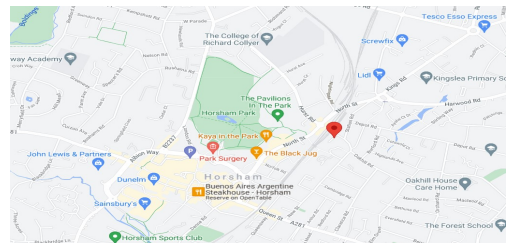
578 sq ft / 54 sq m

Viewing arrangements by appointment through :

Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(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	

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.

Residential sales, lettings,
land and new homes.

01403 272022
brocktaylor.co.uk

2-4 East Street, Horsham, West Sussex, RH12 1HL



Buses
1 minute walk



Shops
One Stop
1 minute walk



Trains
Horsham
1 minute walk



Sport & Leisure
Pavilions in the Park
8 minute walk



Rental Income
£950 pcm
Rental Yield – 5%



Schools
Kingslea Primary
Forest & Millais



Broadband
Up to 67 Mbps



Roads
M23
5.9 miles



Council Tax
Band B