



**Kings Road,  
Horsham, RH13 5AE**

**Offers Over  
£150,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

## LOCATION

This large one Double Bedroom, Top Floor apartment is situated in the exclusive Manton Court, which sits in an ultra convenient location. To the front of the development is a bus stop giving direct access into Horsham town centre and within a few yards is Tesco Express for those smaller daily needs. Slightly further up the road is a Pharmacy, Co-operative and newsagents. McCarthy and Stone take a lot of consideration to location when building their apartments and therefore only do so on sites offering convenient access for its residents to shops, towns and facilities. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote.

## PROPERTY

As you enter Manton Court, you are welcomed by the friendly House Manager who oversees the day to day running and social events for the residents. The Top Floor Apartment has a private front door that opens into a large Hall, which has doors opening to the light and spacious accommodation. The large Lounge offers plenty of space for both a dining table and sofas, giving great flexibility. From the Living Room, double doors open into the modern Kitchen, which is fitted with appliances and overlooks the Communal Gardens. The Bedroom is a large double with built-in wardrobes and a generous space for a dressing table or additional furniture and the Bathroom boasts a modern white suite. Accessed from the Hall is a large Store, which provides fantastic additional storage. The development has a large communal lounge where many social events are held along with

a communal kitchen, laundrette, library and guest suite, which is perfect for visiting family.

## OUTSIDE

Professionally maintained to an excellent standard, the gardens, which wrap around the property, offer a tranquil setting with seating areas and well kept borders. By the main entrance you will find further areas of seating and there is a large communal car park offering parking for residents and visitors.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Lease remaining: 112 years

Full lease term: 125 years from 1 February 2008

Half Yearly Rent - 1st March 2022 to 31st August 2022 - £212.50

Service Charge - 1st March 2022 to 31st August 2022 - £1,361.07

## 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**

Tesco Express  
2 minute walk



**Trains**

Horsham – 0.6 miles  
Littlehaven – 0.6 miles



**Airport**

Gatwick  
12.6 miles



**Roads**

M23  
5.4 miles



**Sport & Leisure**

Pavilions in the Park  
0.8 miles



**Rental Income**

£900 pcm  
Rental Yield – 6%



**Schools**

n/a



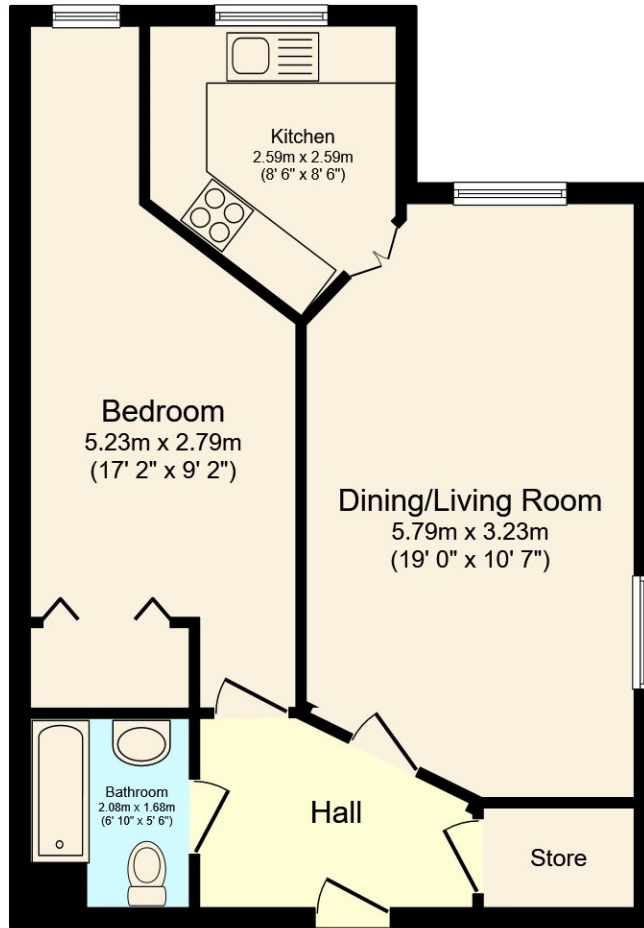
**Broadband**

Up to 67 Mbps

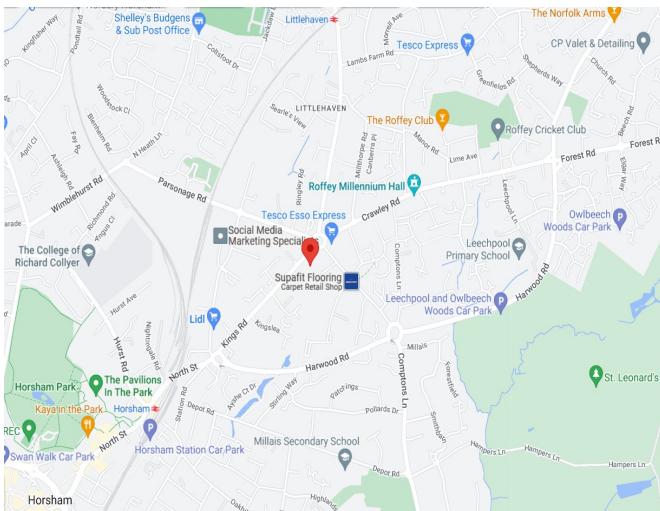


**Council Tax**

Band C



### Map Location



Total Approximate Floor Area  
**582 sq ft / 54 sq m**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>83</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	

Viewing arrangements by  
 appointment through Brock Taylor

**01403 272022**  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



**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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