



**Millpond Lane  
Faygate, RH12 0AQ**

**£275,000**

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

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

## Millpond Lane, Faygate, RH12 0AQ

 1  2  1

### LOCATION

The property is situated in the Kilnwood Vale development offering easy access to both Horsham and Crawley whilst also boasting immediate access to the A264 for Gatwick and M23/M25 to London. Just over 5 miles from this stunning property is Horsham town which offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. In addition, there are a number of local amenities including Cottesmore Golf & Country Club with two highly regarded Golf Courses plus other sports facilities, Cottesmore Prep School and Holmbush Inn.

### PROPERTY

The front door of this top floor, contemporary apartment opens up into a spacious and convenient Hall, providing the perfect place to remove coats and shoes. From the Hall you have access into the stunning open plan Living Area which measures 22'1 x 15 and is the perfect space to relax or entertain. There is direct access through sliding doors out onto the West Facing Balcony which enjoys views over the fields and rural surroundings. The Kitchen provides a wealth of cupboards, drawers and work top surfaces, with integrated appliances including fridge/freezer and dishwasher. Both Bedrooms are great sizes and are continue the stylish, modern finishings. The property also benefits from recently fitted new flooring throughout. Completing the accommodation is the family Bathroom with modern white suite. There is also access within

the apartment to the loft space. The property comes to the market with the benefit of NO ONWARD CHAIN. The apartment block is accessed via a secured entry system and stairs to all floors.

### OUTSIDE

This apartment on Millpond Lane has a fantastic position within the development, and is set towards the end of the peaceful road. There is also an allocated parking space within the communal parking area behind the block and use of the communal bike shed.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 125 Years from and including 1 January 2014

Annual Ground Rent: TBC

Ground Rent Review Period: TBC

Service Charge: £1,156 pa

Service Charge Review Period: TBC

### 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**

3 minute walk



**Shops**

Crawley – 3 miles  
Horsham – 4.8 miles



**Trains**

Faygate – 1.4 miles  
Ifield – 2.3 miles



**Airport**

Gatwick  
6.6 miles



**Roads**

M23  
2.2 miles



**Sport & Leisure**

K2 Leisure Centre  
2.6 miles  
Cottesmore Hotel Golf & Country  
Club  
3.4 miles



**Rental Income**

£1,200 pcm  
Rental Yield – 5%



**Schools**

Kilnwood Vale Primary  
Holy Trinity Secondary



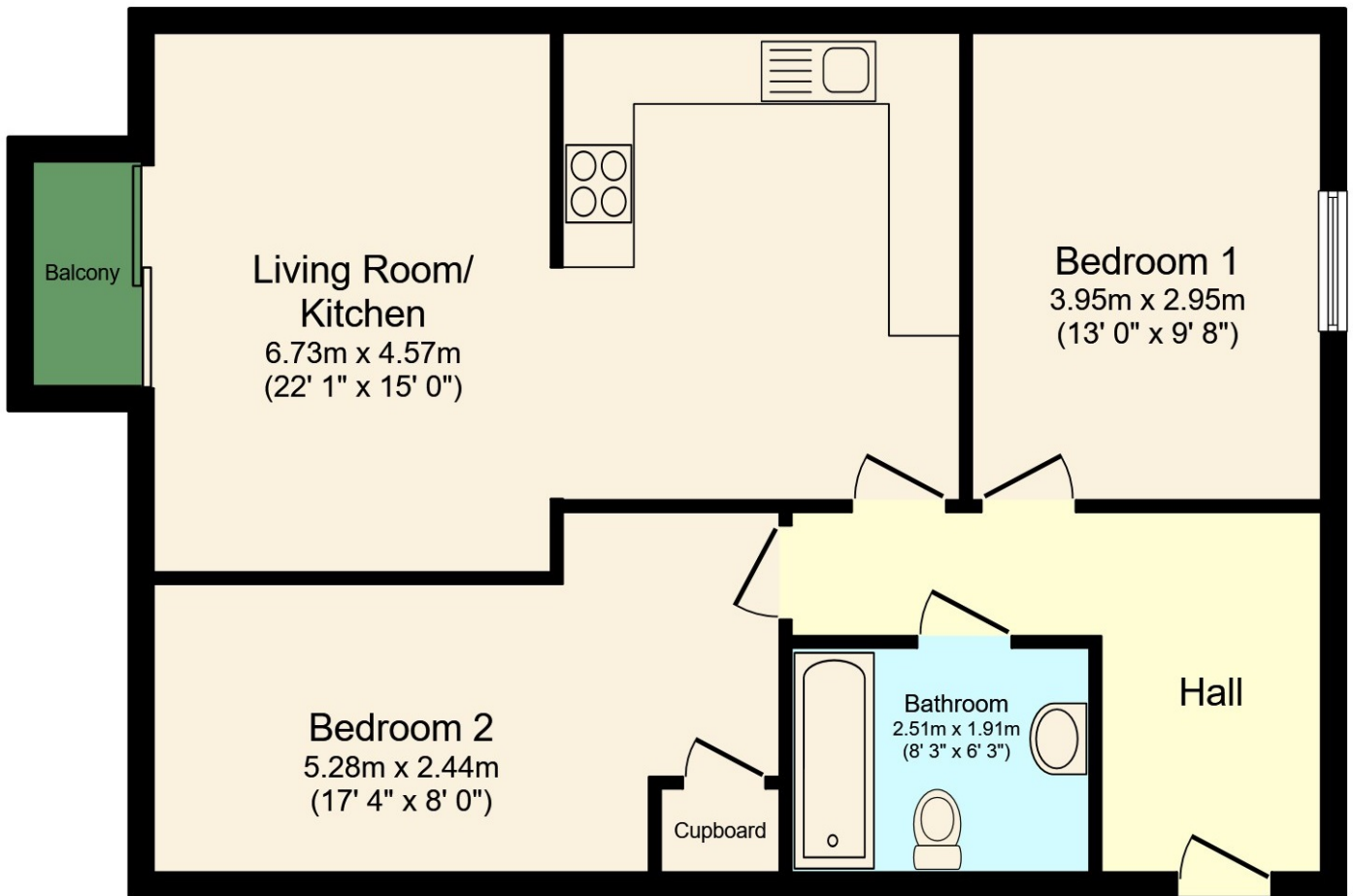
**Broadband**

Up to 500 Mbps

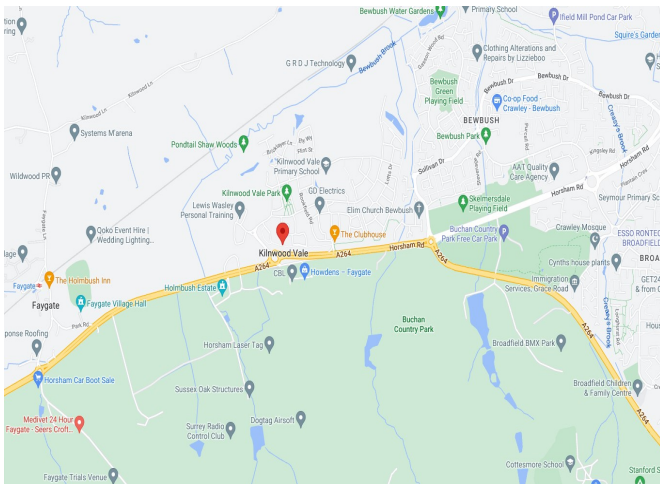


**Council Tax**

Band C



### Map Location



### Total Approximate Floor Area

669 sq ft / 62 sq m

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022  
horshamsales@brocktaylor.co.uk



01403 272022

**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.

brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

