



**Fishers Court
Horsham, RH12 2RJ**

**Guide Price
£240,000**

**01403 272022
brocktaylor.co.uk**

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

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LOCATION

This spacious Top Floor Apartment is set within an enviable location to the West of Horsham, under 1 mile distant from the town centre. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

The front door of the Apartment opens into a convenient Entrance Lobby with built in storage perfect for coats and shoes. This area also has a window for natural light and the current owner has placed their tumble dryer within this area. Another door then opens to the Hallway which allows access to all rooms creating a natural flow through the property. The generous Lounge/Diner offers ample space for sofas and a large dining table and chairs creating a perfect social space for entertaining. A doorway allows access into the Kitchen which has been replaced by the current owner to give you a modern finish but with a country feel. The Kitchen also provides space for free-standing appliances to fit comfortably while providing a range of floor and wall mounted units. In keeping with the modern feel to the property that Bathroom has also been replaced by the current owner which is now an inviting space with white tiling throughout and attractive flooring. The Bathroom provides a bathtub with shower over head and houses a generous storage cupboard (which used to be the airing cupboard but the property has now been fitted with a new combi boiler). Both Bedrooms

are great sizes with space for beds and plenty of room for extra free-standing furnishings. The Main Bedroom in particular is an impressive size with enormous flexibility while boasting its own built in storage cupboard with fitted shelving and extra rails. All windows in the property have also been upgraded to provide triple glazing and internal doors throughout have been replaced along with upgrading of the fuse board. The current owner has made sure the property is ready for a new buyer to move straight into.

OUTSIDE

Approaching the property and driving under the two archways will lead you through to the resident's car park where the Apartment has its own allocated parking space. Within this conveniently located development you will also find plenty of visitors parking spaces.

ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 195 Years from 1 June 1984

Ground Rent: 2 payments per year of £12.50

Ground Rent Review Period: Every 10 years

Maintenance/Service Charge: £187.76 per month

Service Charge Review Period: 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

2 minute walk



Shops

Co-op Food
0.2 miles



Trains

Horsham – 0.7 miles
Littlehaven – 1.5 miles



Airport

Gatwick
15.3 miles



Roads

M23



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£1,150 pcm
Rental Yield – 5.75%



Schools

Greenway Academy
Tanbridge House



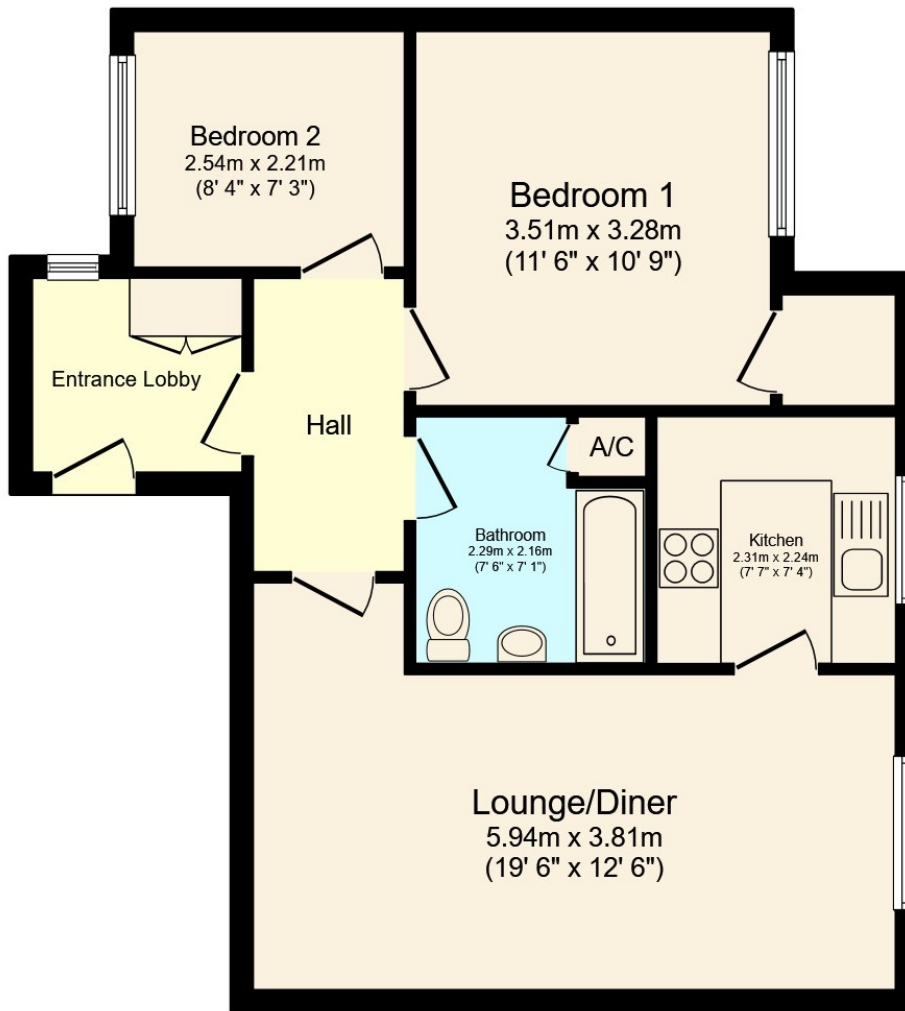
Broadband

Up to 150 Mbps

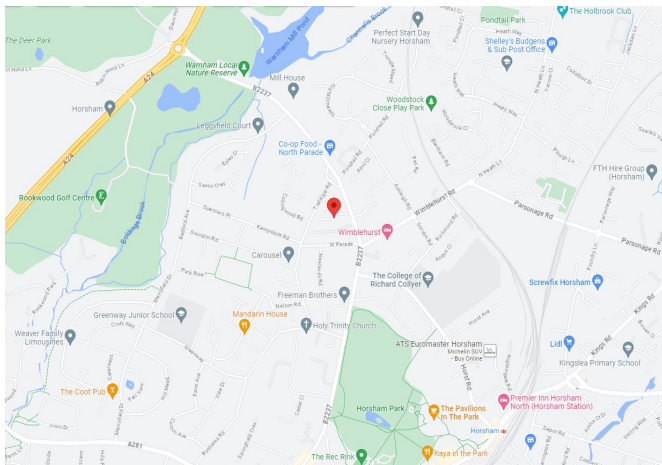


Council Tax

Band C



Map Location



Total Approximate Floor Area
618 sq ft / 57 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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

