



Orion Court, Horsham, RH12 2QF



As you step through the front door, you'll be greeted by a convenient hallway, providing easy access to all the rooms. The apartment boasts two spacious double bedrooms, each thoughtfully equipped with built-in wardrobes, ensuring ample storage space. The stylish kitchen is cleverly designed to maximise storage and has a range of integrated appliances and also a breakfast bar. The living room is a fantastic size, offering an ideal space for both relaxation and entertainment with plenty of space for both living and dining furniture. Bathed in natural light flooding through the large windows, the room has a warm and inviting atmosphere. One of the highlights of the living room is the access balcony, accessible from the room, allowing you to enjoy the outside, it's a wonderful spot to unwind. Throughout the apartment, you'll find solid Oak flooring, adding a touch of quality. Completing the accommodation is the well-appointed bathroom, featuring a shower over a bath arrangement.

To the front of the property there are well maintained communal gardens and to the rear of the property there is a communal drying area. This property boasts a 6'3 x 5'3 external store, providing a brilliant amount of dry storage. There is also a private storage cupboard directly outside the apartment that measures 3'11 x 2'09. Residents parking is also available.

ADDITIONAL INFORMATION

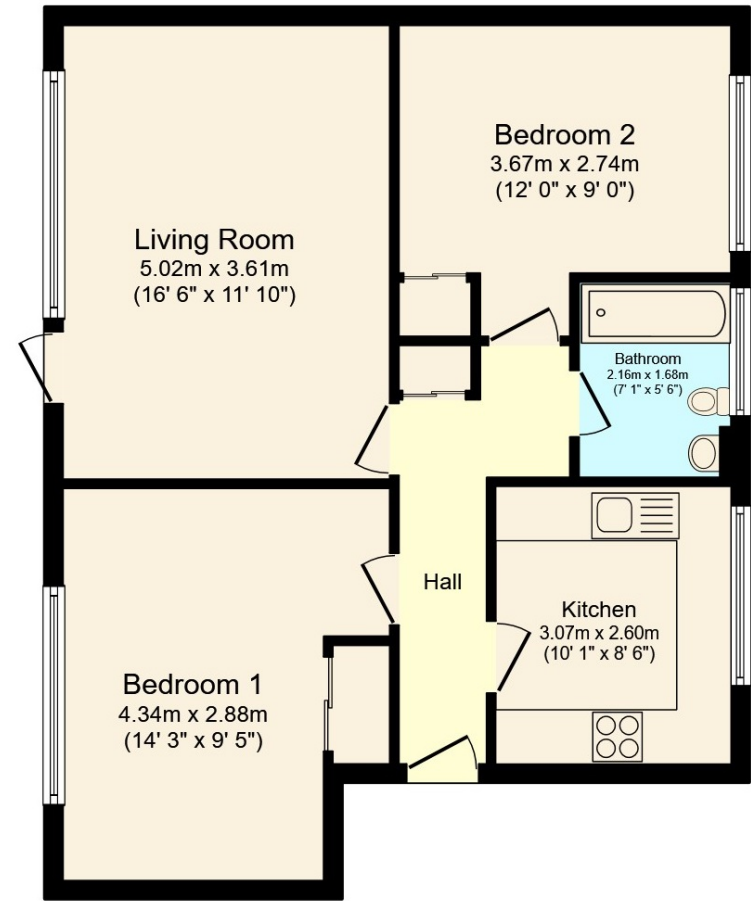
Tenure: Leasehold
 Lease Term: From 19 March 1990 to 25 December 2100
 Service Charge: £1621.12 per annum
 Service Charge Review Period: 1st April 2023 – 31st March 2024
 Ground Rent: £10 per annum
 Ground Rent Review Period: 1st April 2023 – 31st March 2024

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
689 sq ft / 64.0 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+) A		
(81-91) B		
(69-80) C	72	79
(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.

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2 minute walk



Shops
Co-op Food
0.4 miles



Trains
Horsham
0.9 miles



Sport & Leisure
Pavilions in the Park
0.9 miles



Rental Income
£tbc



Schools
Trafalgar Infant
Greenway Academy
Tanbridge House



Broadband
Up to 67 Mbps



Roads
M23
6.6 miles



Council Tax
Band B