



Sales.

Cotswold Court,
Horsham, RH13 5ST

£255,000



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The property offers spacious, well-presented accommodation, arranged over three floors, accessed by its own ground floor door and entrance hall. From here, stairs lead to a spacious living/dining room, with large windows overlooking the attractive gardens to the front of the property, and an additional double glazed window in the dining area, that is set adjacent to the kitchen. A staircase leads to the second floor, that provides access to two double bedrooms, in addition to a generous sized bathroom. The property further benefits from both double glazing and gas central heating.

To the front of the property there is an area of professionally maintained communal garden that is laid to lawn and inset with mature trees, creating an attractive outlook for the property. There are numerous parking bays available for resident's and visitor's use, with additional on-street parking in neighbouring roads. This property also benefits from a garage en-bloc.

ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 176 Years from 1 March 1964
 Lease End Date 28 February 2140
 Service Charge: £1,100 per annum inclusive of £250 for the Reserve Fund
 Service Charge Period runs to 28 February and is charged as expenses incurred
 Ground Rent: £350 per annum to 31 August 2039 rising to £700 per annum until 31 August 2064 with further subsequent reviews

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.

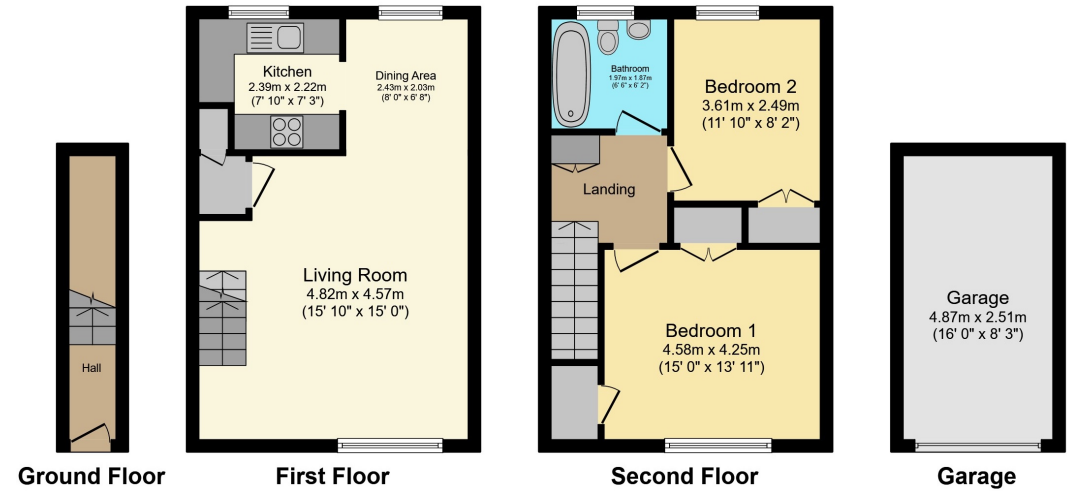


Total Approximate Floor Area

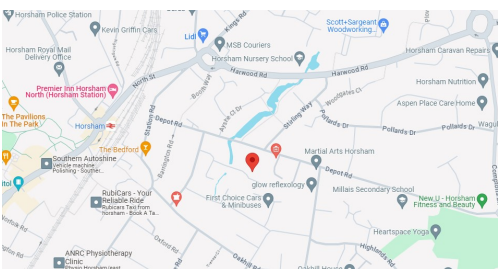
876 sq ft / 81 sq m

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	70
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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 2-6 East Street, Horsham, West Sussex, RH12 1HL

 Buses 1 minute walk	 Shops One Stop 4 minute walk	 Trains Horsham 0.3 miles
 Sport & Leisure Pavilions in The Park 0.5 miles	 Rental Income £1,150 pcm Rental Yield – 5%	 Schools Kingslea Primary The Forest School/Millais
 Broadband Up to 500 Mbps	 Roads M23 5.7 miles	 Council Tax Band C