



**Station Road,  
Horsham, RH13 5EU**



From the communal hall your front door opens into a generous hallway, which has a large storage cupboard and doors to all rooms. Immediately in front of you you'll find a large double bedroom with room for wardrobes and extra storage too. Moving further through the apartment you will find a newly refurbished modern bathroom with a large walk in shower and a heated towel rail. The living / dining area is a great size with plenty of room for both living space and dining too, and two windows flooding the room with plenty of natural light. The kitchen is newly fitted with plenty of work top space and a stylish range of floor and wall mounted units, space for a freestanding fridge freezer and a washing machine too.

The communal areas are well looked after and this property benefits from an allocated parking space.



**ADDITIONAL INFORMATION**  
 Tenure: Leasehold  
 Lease Term: 999 Years from 1 January 2003  
 Service Charge: £400 per annum (collected quarterly)  
 Service Charge Review Period: tbc

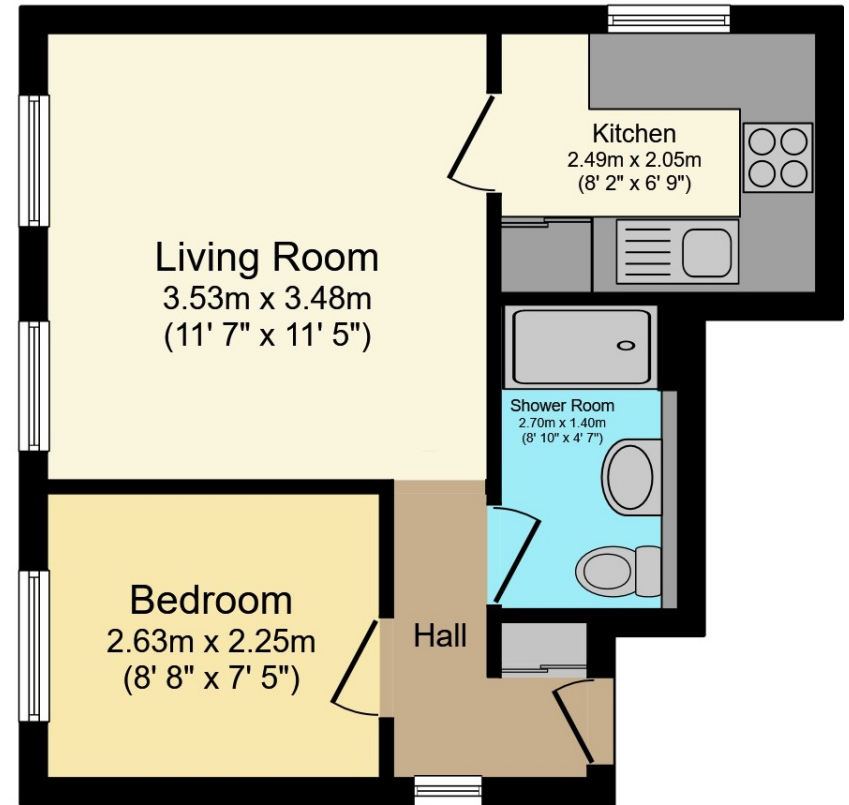
**AGENTS NOTE:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**Total Approximate Floor Area**

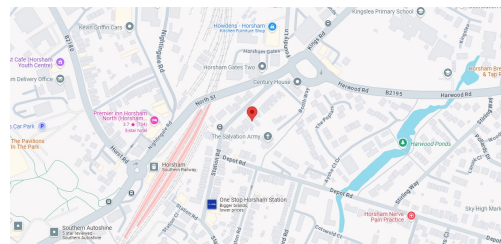
**329 sq ft / 30.6 sq m**

Viewing arrangements by appointment through :

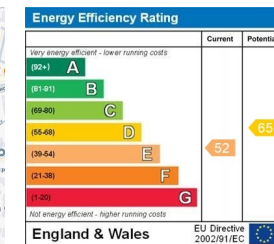
**Brock Taylor**  
 01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



**Map Location**



**EPC Rating**



**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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- Buses**  
1 minute walk
- Shops**  
One Stop  
3 minute walk
- Trains**  
Horsham  
5 minute walk
- Sport & Leisure**  
Pavilions in the Park  
9 minute walk
- Rental Income**  
£1,100 pcm  
Rental Yield – 7%
- Schools**  
n/a
- Fibre Broadband**  
Up to 1130 Mbps
- Roads**  
M23  
6 miles
- Council Tax**  
Band B