



Sales.

Comptons Court,
Horsham, RH13 6TA

£235,000



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 1  2  1

Presenting a flat of exemplary standards, currently listed for sale. This property is in good condition and embodies the perfect blend of comfort, style, and convenience. It's an ideal choice for couples, first-time buyers, and investors alike. The property boasts two bedrooms with an abundance of natural light. The first bedroom is a spacious double bedroom, while the second is a single bedroom, both featuring ample space to cater to your needs. Adding to the allure of the property is a newly refurbished and spacious bathroom that promises to provide a serene place to relax and unwind. The heart of the home, the kitchen, is separate from the Lounge/Diner, ensuring a comfortable cooking environment. It features a window that allows in natural light, ample storage space, and plenty of work surfaces, accommodating all your culinary needs. The flat also features a generous-sized reception room that doubles as a Lounge/Diner. This flexible space offers plenty of room for relaxation and entertainment, making it the perfect spot for hosting guests or spending quality family time. Unique features of the property include a spacious entrance hall complete with two large cupboards, adding to the overall storage space. The flat is located on the first floor, further enhancing the living experience with a pleasing view.

The flat is nestled in an area with excellent public transport links and local amenities, ensuring all your needs are within a stone's throw. The property also benefits from well-kept communal grounds and comes with one allocated parking space, providing convenience for vehicle owners. There are also additional parking spaces for visitors. In a nutshell, this flat encapsulates all the aspects of a modern home and presents an excellent opportunity to secure a property that truly stands out.



ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 999 Years from 24 June 2015
Service Charge: £1,108 bi annually
Service Charge Review Period: tbc
Ground Rent: £0

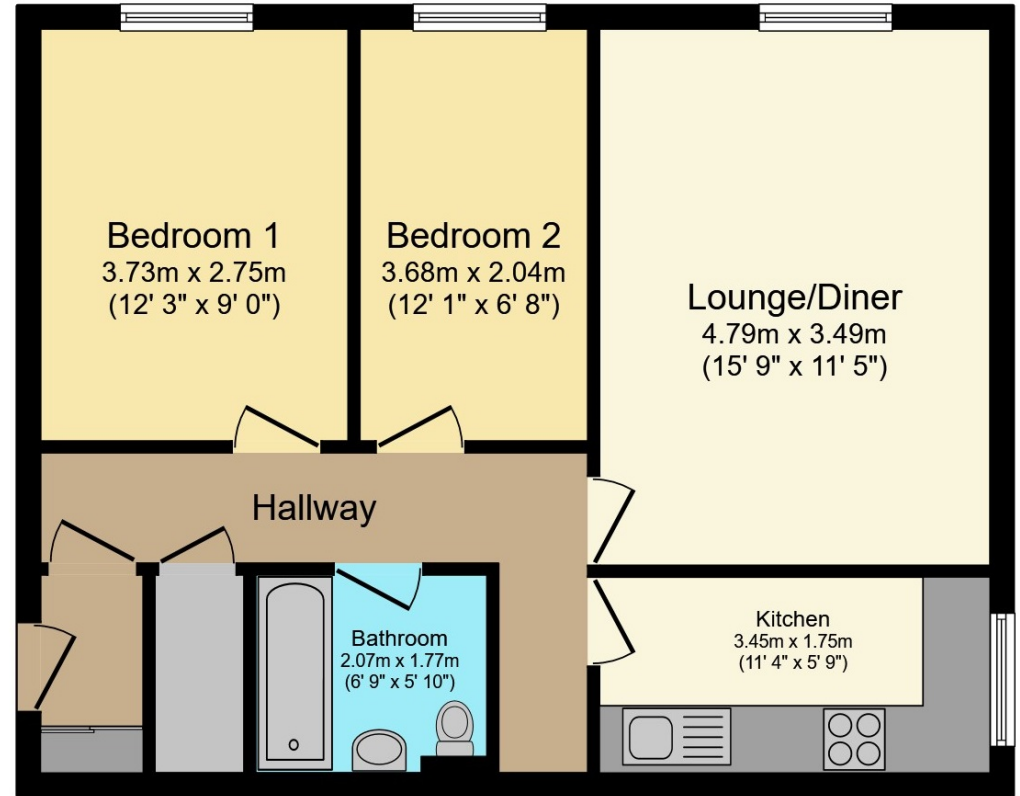
AGENTS NOTE We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating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

Total Approximate Floor Area

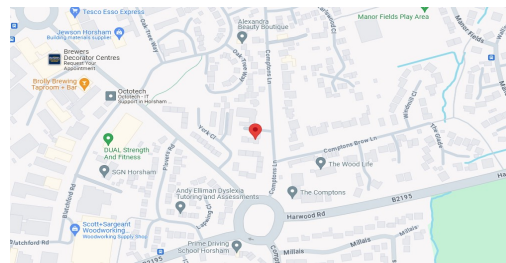
606 sq ft / 56 sq m

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 | | |
| (92-100) 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 | 74 | 78 |
| 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

4 minute walk



Shops

Tesco Express
8 minute walk



Trains

Horsham – 0.9 miles
Littlehaven – 1.1 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£tbc



Schools

Kingslea Primary
The Forest School/Millais



Broadband

Up to 500 Mbps



Roads

M23
5.4 miles



Council Tax

Band C