



Bluebell Court, Rapley Rise, Southwater, RH13 9FN



Entering this ground floor apartment, you are met with an entrance hall, with a built-in storage cupboard and a door that leads to the luxurious bathroom featuring a modern white suite with a full-sized bath, and shower above the bath. The bright double bedroom has a large window that floods the room with natural light and boasts ample space for free-standing storage and additional bedroom furniture. The kitchen/living room is a particular feature of this impressive property which is perfect for entertaining and offers flexibility for furniture placement. The contemporary kitchen offers a range of floor and wall mounted units and is another example of Berkeley Homes' quality. The living area is flooded with natural light from large windows.

Broadacres is expertly maintained on a regular basis. Directly outside the block you will also find allocated parking.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 125 Years from 1 April 2018
 Service Charge: £221.20 pcm
 Service Charge Review Period: tbc

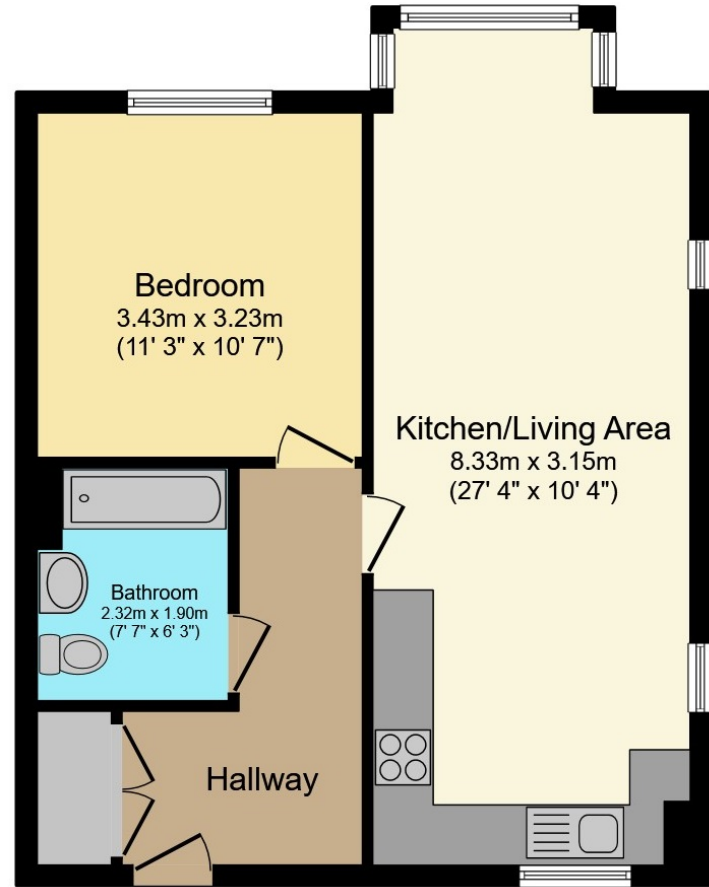
AGENTS NOTE We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating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

Total Approximate Floor Area

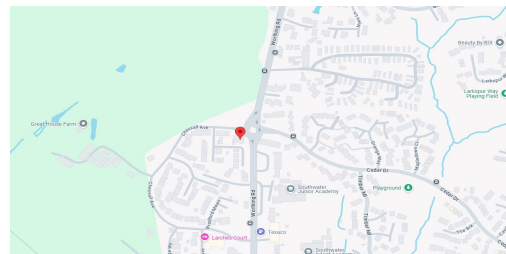
540 sq ft / 50 sq m

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	83	83
(69-80) C		
(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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Buses
1 minute walk



Shops
Lintot Square
9 minute walk



Trains
Horsham – 3.4 miles
Christ's Hospital – 3.5 miles



Sport & Leisure
The Ghyll
12 minute walk



Rental Income
£995 pcm
Rental Yield – 5%



Schools
Southwater
Infant/Junior Academy
Tanbridge House



Broadband
Up to 500 Mbps



Roads
M23
9 miles



Council Tax
Band B