

Kings Road, Horsham, RH13 5AE



The property is set close to the resident's lounge and has direct access from the apartment into the car park area. The property is approached through an entrance hall, with a large walk-in cupboard, and spacious living room, with French door and ample space for a dining table and sofa. The fitted kitchen is set just off the living room, with a good range of modern fitted units, work surfaces and integrated appliances. The double bedroom features a fitted wardrobe, with a modern white shower room completing the accommodation on offer. The property also boasts emergency pull cords that link to an operator, with property also offering double glazing & electric heating.

Professionally maintained to an excellent standard, the gardens, which wrap around the property, offer a tranquil setting with seating areas and well kept borders. By the main entrance you will find further areas of seating and there is a large communal car park offering parking for residents and visitors.

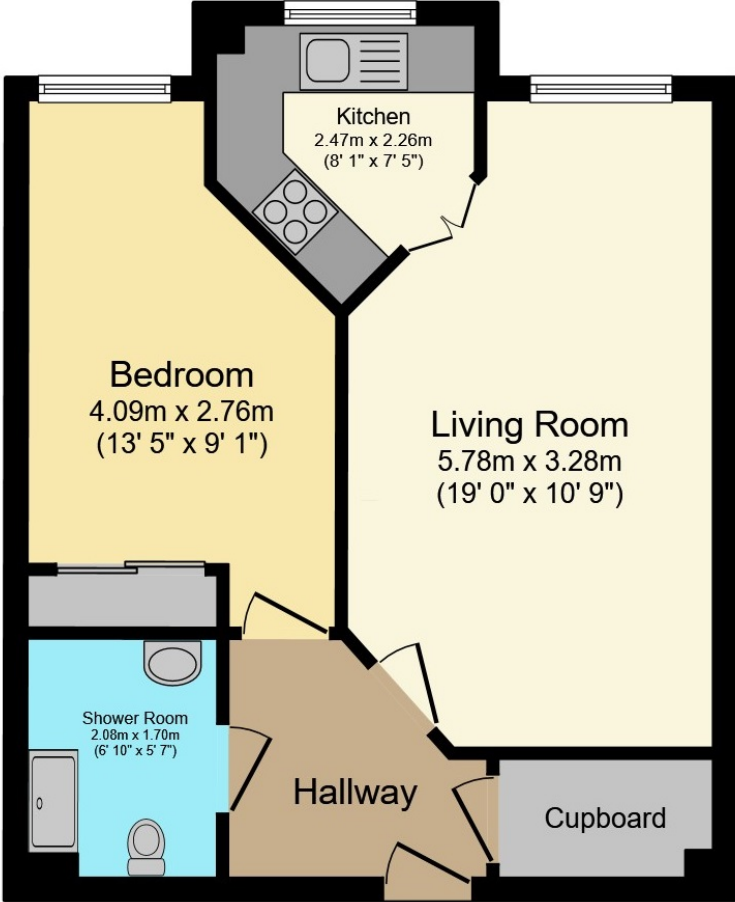


ADDITIONAL INFORMATION
 Tenure: Leasehold
 Full Lease Term: 125 years from 1st February 2008
 Lease Term Remaining: 108 years
 Service Charge: £3,238.74 per annum
 Ground Rent: £425 per annum

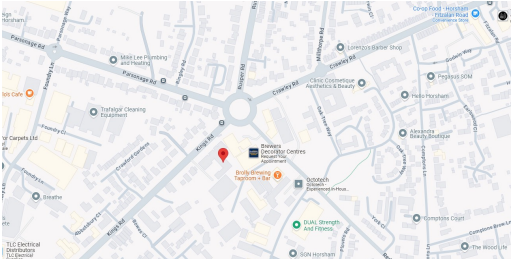
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area
475 sq ft / 44.1 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		81	86
		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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Tesco Express
0.4 miles
- Trains**
Horsham/Littlehaven
0.6 miles
- Sport & Leisure**
Pavilions in the Park
0.8 miles
- Rental Income**
Etbc
- Schools**
n/a
- Broadband**
Up to 330 Mbps
- Roads**
M23
5.4 miles
- Council Tax**
Band C