



# Sales.

Jubilee Court, Queen Street,  
Horsham, RH13 5AD

£250,000



# Jubilee Court, Queen Street, Horsham, RH13 5AD

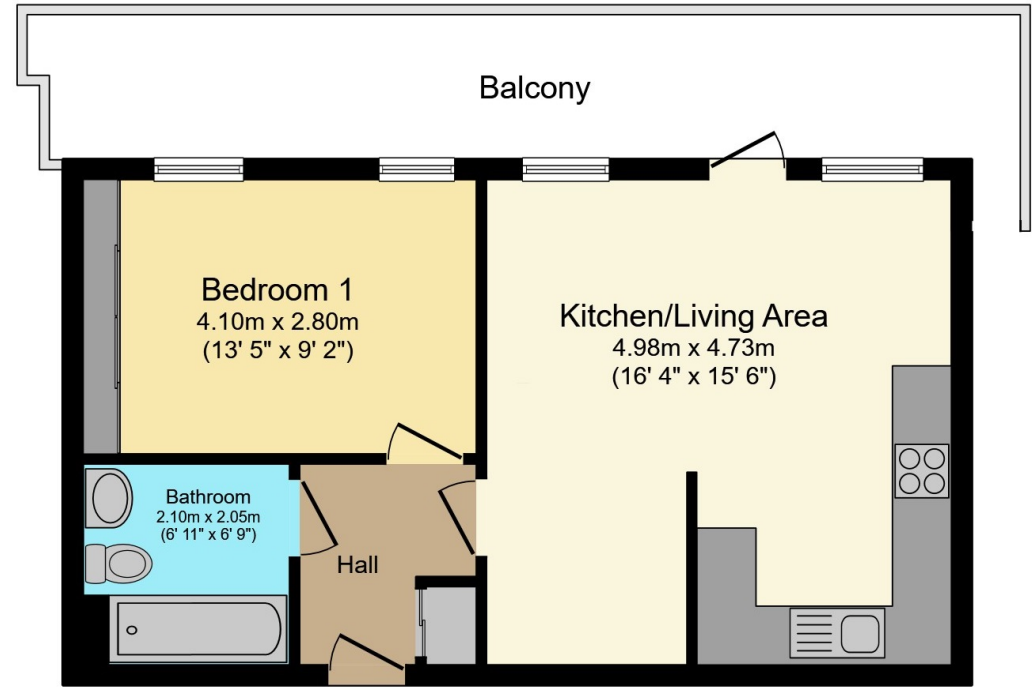


From the communal hall your front door opens into a generous hall, which has a large storage cupboard and doors to all rooms. The stunning double aspect living/kitchen area is open plan, measuring 16'3 x 15'6 and provides the ideal space to entertain with a door opening to the fantastic 34ft balcony, which offers far reaching views. The kitchen is fitted with a stylish range of floor and wall mounted units, boasting a selection of integrated appliances and space for a freestanding fridge freezer. There is also a large double bedroom, with built in wardrobes, that looks out on to your private balcony from two windows and a modern bathroom with an attractive suite and a shower above the bath. The communal areas are well looked after and this property benefits from an allocated parking space with additional visitor spaces nearby.

### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Term: 125 Years from 1 September 2016  
 Annual Service Charge: £tbc  
 Service Charge Review Period: tbc  
 Annual Ground Rent: £tbc  
 Ground Rent 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

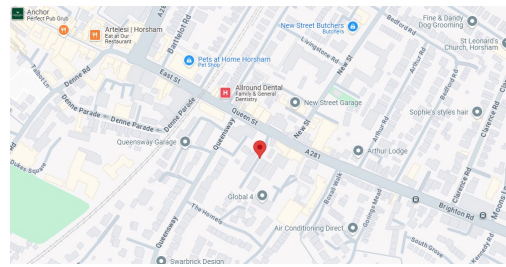
**489.12 sq ft / 45.44 sq m**

Viewing arrangements by appointment through :

Brock Taylor  
 01403 272022  
[horshamsales@brocktaylor.co.uk](mailto: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		
(1-15)	G		
Not energy efficient - higher running costs			
England & Wales		82	82
		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

 <b>Buses</b> 2 minute walk	 <b>Shops</b> Town Centre 5 minute walk	 <b>Trains</b> Horsham 0.5 miles
 <b>Sport &amp; Leisure</b> Pavilions in the Park 0.7 miles	 <b>Rental Income</b> £1,150 pcm Rental Yield – 5.5%	 <b>Schools</b> N/A
 <b>Broadband</b> Up to 150 Mbps	 <b>Roads</b> M23 6.7 miles	 <b>Council Tax</b> Band B