



Sales.

The Grattons,
Slinfold, RH13 0QL

Offers Over
£200,000



The Grattons, Slinfold, RH13 0QL



Set in the picturesque village of Slinfold, this stylish and newly refurbished first-floor flat offers modern, low-maintenance living in a peaceful residential setting. The property boasts a bright open-plan living/dining room with large windows, a high quality kitchen featuring sleek units and integrated appliances, and a contemporary bathroom finished to a high standard. Two generous bedrooms, complete the layout.

Freshly decorated with new flooring throughout, the flat also benefits from double glazing, electric heating, loft access and ample storage. Externally, residents can enjoy communal gardens and a private storage cupboard.

The property offers ample parking, conveniently located close to the entrance, providing easy access to the flat. The flat benefits from additional storage cupboard. Residents can enjoy the well-maintained communal gardens that surround the building, offering a peaceful outdoor space perfect for relaxing or socialising during warmer months. The gardens are bordered by mature trees and hedges, adding a sense of privacy. Situated in a quiet cul-de-sac, the outside space complements the tranquil village setting and enhances the overall appeal of this attractive first-floor flat.



ADDITIONAL INFORMATION

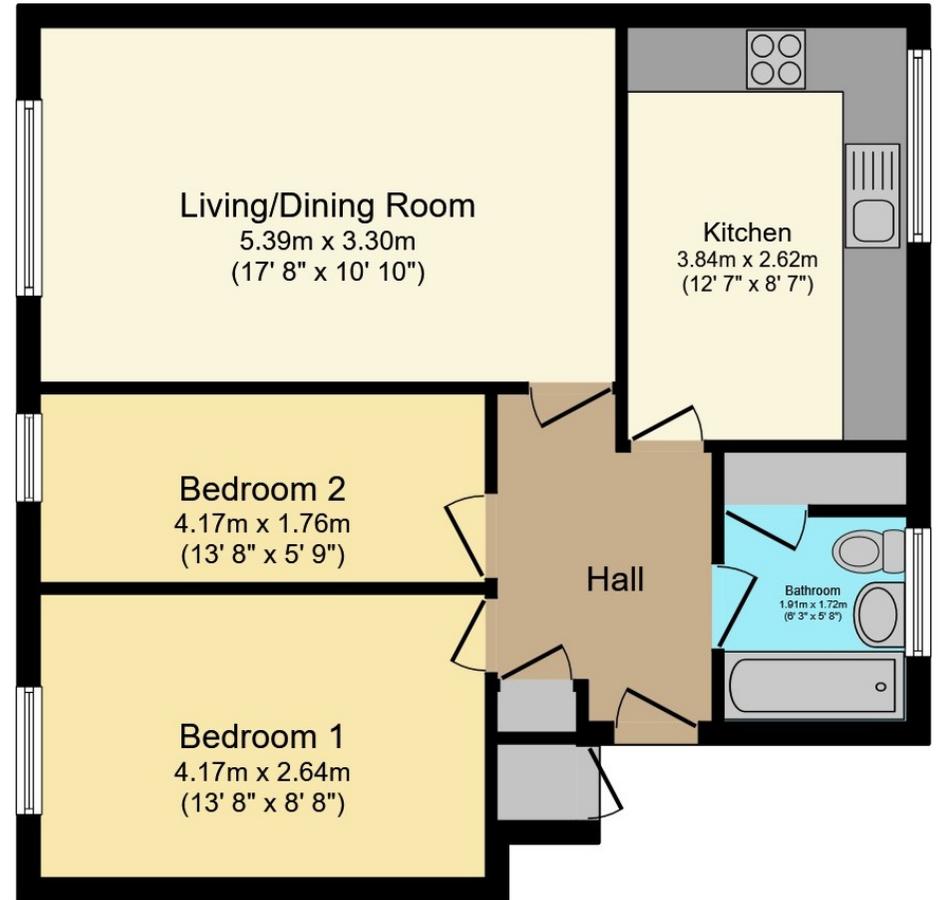
Tenure: Leasehold
 Lease Term: 202 Years from 25 December 1988
 Service Charge (including buildings insurance): £96.30 per month
 Service Charge Review Period: tbc

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
637 sq ft / 59.1 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	62	78
(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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7 minute walk
- Shops**
Village Store
8 minute walk
- Trains**
Horsham
5 miles
- Sport & Leisure**
Slinfold Golf & Country Club - 1.4 miles
- Rental Income**
£tbc pcm
- Schools**
Slinfold Primary
Tanbridge House
- Broadband**
Up to 67 Mbps
- Roads**
M23
11.6 miles
- Council Tax**
Band B