



# Sales.

North Street,  
Horsham, RH12 1FA

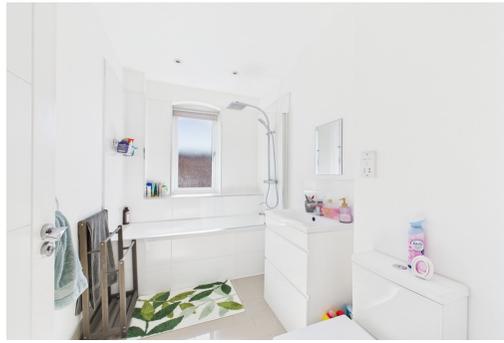
£275,000



## North Street, Horsham, RH12 1FA



Entering Holmes Park via the sleek glass entrance hall, you will find access to all floors via stairs and lift. Entering the property you are met with the entrance hall, featuring built-in storage. This property offers two well-proportioned double bedrooms with ample natural light. A modern fitted kitchen boasts integrated appliances including fridge/freezer and dishwasher. The open and light living area is perfect for relaxing or entertaining. The stylish bathroom suite is finished to a high standard with modern fixtures and fittings, including a heated towel rail and bathroom cabinet providing a true sense of luxury. The property benefits from secure video entry phone system, a concierge service and allocated underground parking.



The apartment block is situated opposite Horsham Park and within a minutes' walk to Horsham train station and town centre. The property includes a secure fob entry parking space. Within the block you have well maintained and modern communal areas with stairs and lift access to all floors.

### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Term: tbc  
Service Charge: £tbc per annum  
Service Charge Review Period: tbc  
Ground Rent: £tbc per annum  
Ground Rent Review Period: tbc

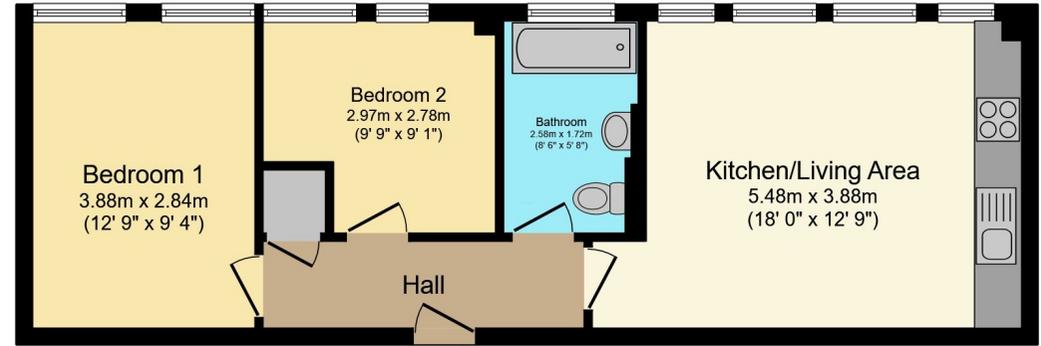
AGENTS NOTE We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating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

### Total Approximate Floor Area

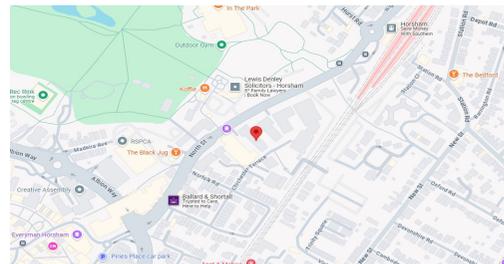
**527 sq ft / 49 sq m**

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-15) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 0.2 miles
 <b>Sport &amp; Leisure</b> Pavilions in the Park 0.2 miles	 <b>Rental Income</b> £1,500 pcm Rental Yield – 6.5%	 <b>Schools</b> Kingslea Primary The Forest School
 <b>Broadband</b> Up to 900 Mbps	 <b>Roads</b> M23 6 miles	 <b>Council Tax</b> Band C

