



**Kings Gate
Horsham, RH12 1AE**

£270,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

This development embodies the true meaning of a central location, with access to the property just off Albion Way in the heart of Horsham town centre. This stunning apartment is quite literally a stone's throw away from the many fashionable bars and restaurants as well as the wide range of shopping in the town. The Carfax retains much of the quirky charm often associated with market towns yet is only a 5 minute walk away from Horsham mainline station which offers direct links to London and Brighton (via Three Bridges). Also within a short walk of this apartment is Horsham Park, along with being a short stroll from a large Sainsbury's.

PROPERTY

This modern apartment is accessed via a communal area that includes lift access to all floors and entry to the underground car park. Inside, the apartment features a generous entrance hall with two built-in storage cupboards. The kitchen with integrated fridge, freezer, slimline dishwasher, microwave and newly fitted oven and hob is very spacious and is fitted with plenty of floor and wall mounted storage. The spacious lounge/diner features double doors to a good-sized balcony which flood the room with plenty of natural light and lead out to your own private space to sit and enjoy the sunshine. The master bedroom is fitted with large built-in wardrobes and a en-suite with shower room. There is a further double bedroom with a double fitted wardrobe and a stylish family

bathroom with white suite and shower over bath. Further advantages are a video entry phone system, double glazed windows and secure underground parking.

OUTSIDE

The development consists of town houses and apartments surrounding a central and attractively planted courtyard area. The apartment has one allocated parking space in the underground parking.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 999 Years from 29 October 2003

Service Charge: £3,600 per annum

Service Charge Review Period: tbc

Ground Rent: £169 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.





Buses

3 minute walk



Shops

Town Centre
Location



Trains

Horsham – 0.7 miles
Littlehaven – 1.9 miles



Airport

Gatwick
14.5 miles



Roads

M23
6.9 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£1,550 pcm
Rental Yield – 7%



Schools

St Mary's CofE Primary
Arunside Primary
Tanbridge House School



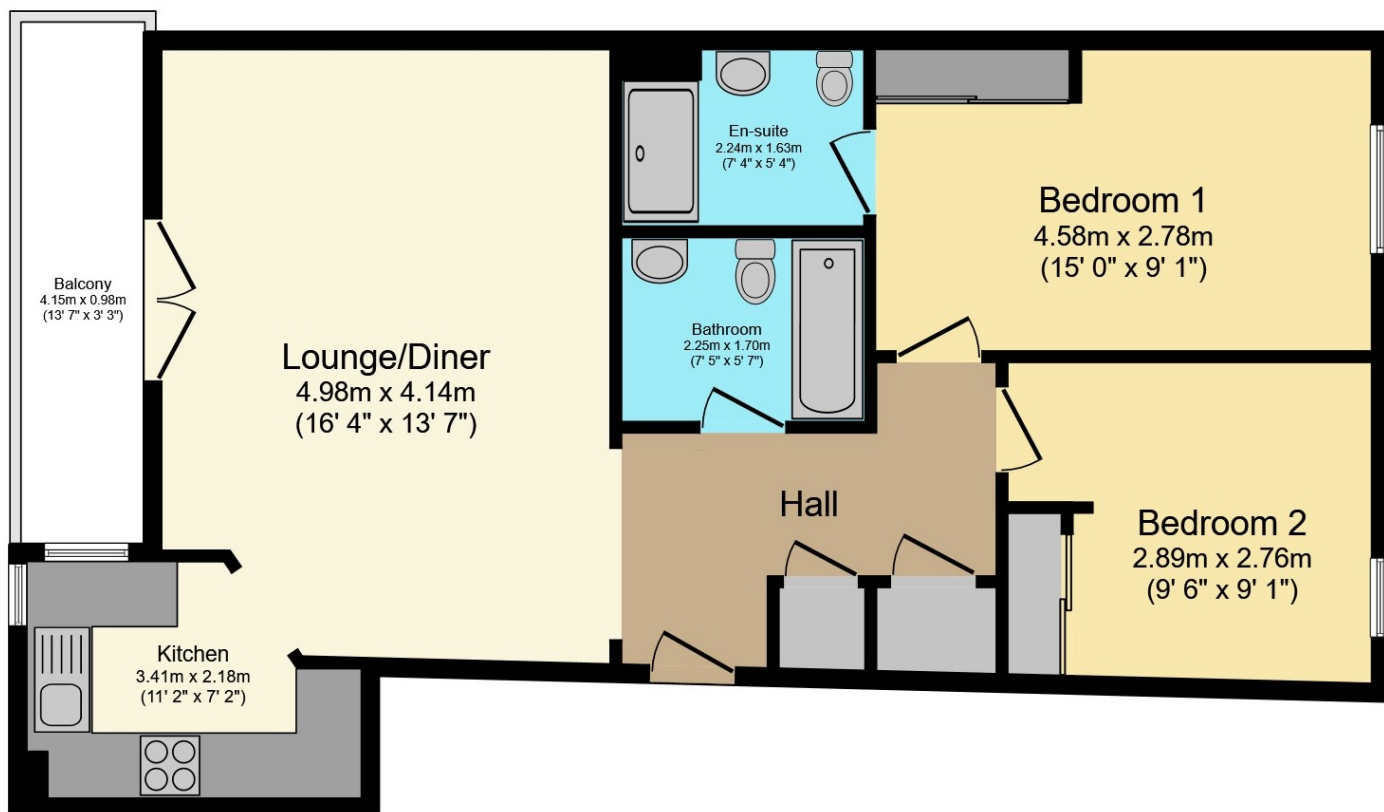
Broadband

Up to tbc Mbps



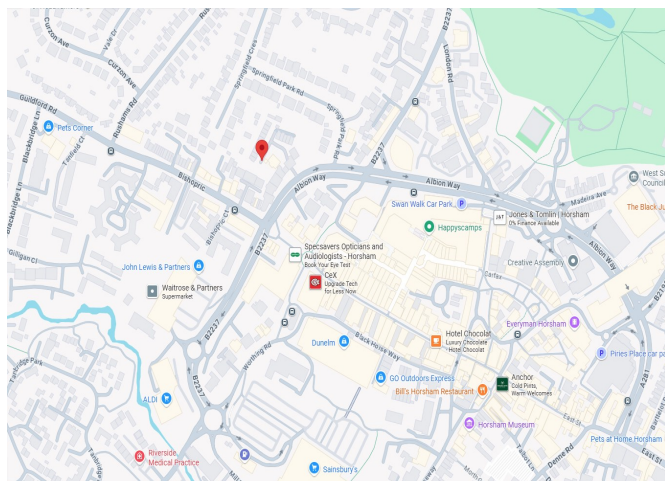
Council Tax

Band D



Floor Plan

Map Location



Total Approximate Floor Area

740 sq ft / 69 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(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

Viewing arrangements by
appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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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

