

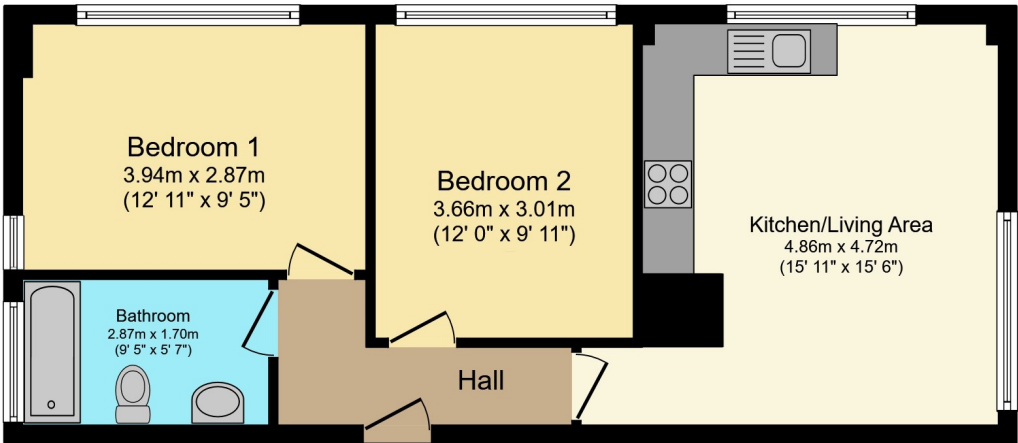


Holmes Park,
Horsham, RH12 1FJ



Nestled in the heart of Horsham, this well-presented two-bedroom first-floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Boasting allocated parking, a modern newly fitted kitchen, spacious living areas, and a highly sought-after central location, this property provides both convenience and comfort. Key features include: Two well-proportioned bedrooms with ample natural light, newly fitted modern kitchen with stylish units and quality appliances, spacious living area, perfect for relaxing or entertaining in this first-floor position, privacy and security in a prime central location. 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. This flat is an ideal home for professionals, small families, or investors looking for a prime rental opportunity.

The apartment block is situated opposite Horsham Park and within a minutes' walk to Horsham train station and town centre. The apartment comes with a secure parking space within a gated fob entry residents' car park. 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: 126 Years from & including 24th June 2018

Service Charge: £1,169.19 per annum

Service Charge Review Period: January 2026

Ground Rent: £100 per annum

Ground Rent Review Period: June 2043

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

Total Approximate Floor Area

571 sq.ft./53.0 sq.m.

Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk

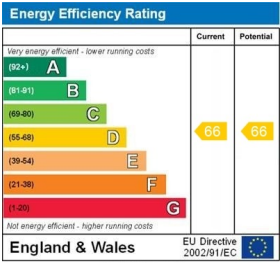


Map Location



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.

EPC Rating



Residential sales, lettings,
land and new homes.

01403 272022
brocktaylor.co.uk
2-6 East Street, Horsham, West Sussex, RH12 1HL

Buses
2 minute walk

Shops
Town Centre
5 minute walk

Trains
Horsham
0.2 miles

Sport & Leisure
Pavilions in the Park
0.2 miles

Rental Income
£100 pcm

Schools
St Mary's Primary
The Forest School

Broadband
Up to tbc Mbps

Roads
M23
6 miles

Council Tax
Band C