



32 Manton Court
 Kings Road, Horsham, West Sussex, RH13 5AE
 Guide Price £160,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

32 Manton Court, Kings Road, Horsham, West Sussex, RH13 5AE

Courtney Green are pleased to be offering for sale this luxury first floor flat built by McCarthy and Stone and located in their prestigious Manton Court development designed for the over 60's. This property benefits from an on site scheme manager and a 24 hr emergency interface system, various communal facilities, providing a social environment and as such it is an ideal choice for those looking for peace of mind. A secure communal front door with security entryphone system provides access to the main communal lounge and residents kitchen where various organised routines and functions are undertaken. A lift provides access to the first and second floor residents accommodation and this particular flat is located on the first floor and overlooks the main entrance and parking area. The accommodation comprises an entrance hall off which is a light and airy lounge/dining room, fitted kitchen, double bedroom with built-in wardrobe, bathroom and boiler room. Other communal facilities include laundry room and mobility buggy room. Manton Court is situated along the Kings Road and opposite the development is a bus stop with regular bus services into Horsham town. Within a short walking distance is a Tesco's Express for day to day needs and a little further a field the local shops at Roffey which include a Co-Op store, newsagents and sub Post Office, pharmacy and other food and retail outlets.

The accommodation comprises:

Front Door to

Entrance Hall

With tunstall console, deep cupboard housing Gledhill PulsaCoil electric boiler and shelving.

Lounge/Dining Room

Double glazed front aspect, ornate fire surround with mock coal effect fire, marble hearth and inlay, Dimplex night storage heater and electric convector heater, FM and TV point, telephone point.

Kitchen

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, AEG electric hob with filter hob over, eye level oven AEG fridge and freezer, tiled splashbacks, pelmet lighting, Dimplex wall mounted fan heater.

Bedroom

Double glazed front aspect. Dimplex convector heater, telephone point, FM and TV points, double width wardrobe cupboards.

Bathroom

Fitted with a modern white suite comprising panel bath with chromium thermostatic mixer control, wall bracket and hand shower, vanity unit with inset wash hand basin with cupboards under, low level WC, tiled walls, mirror and shaver light, Dimplex towel warmer and electric wall mounted fan heater.

OUTSIDE

There are well tended communal grounds aswell as car parking for residents with visitors parking spaces.

TENURE

Leasehold - 125 year lease from 26/07/2008

Ground Rent - £425 per annum (paid in two instalments 1st March and 1st September)

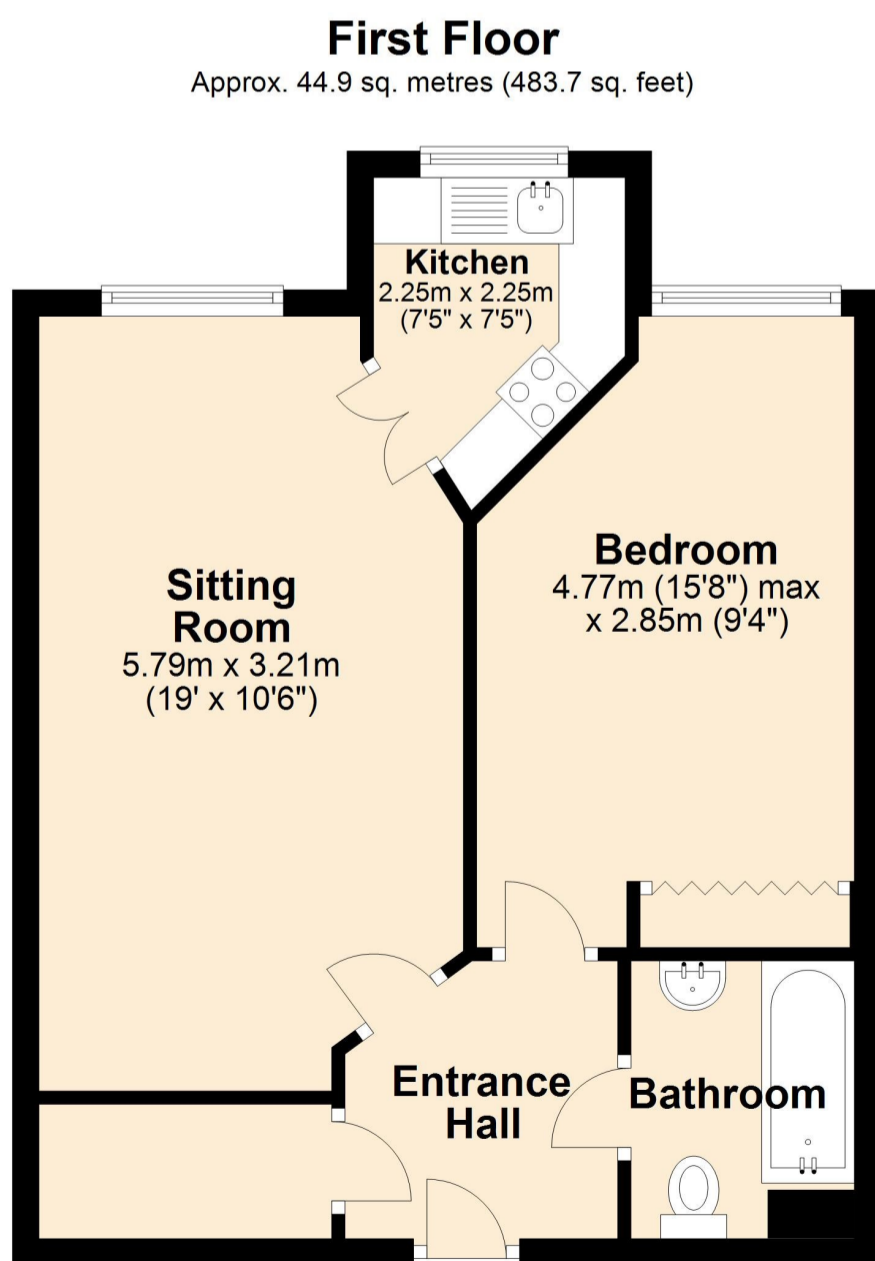
Service Charge - £3283.54 per annum (paid in two instalments 1st March and 1st Sept)

**Charges correct as at May 2024*

Council Tax Band— C

Ref: 23/5469/15/09

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.



Total area: approx. 44.9 sq. metres (483.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			