



41 Manton Court

King's Road, Horsham, West Sussex, RH13 5AE

Price £170,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



# 41 Manton Court, King's Road, Horsham, West Sussex, RH13 5AE

Courtney Green are pleased to offer for sale this well presented one double bedroom first floor flat designed specifically for those aged 60 years and above. Located in the Manton Court development which has been open since August 2009, residents enjoy the support of a resident management member of staff and careline alarm service with facilities including laundry room, guest room, library, kitchen, lift and communal lounge. There are regular social activities which includes coffee mornings, bingo and quiz nights, BBQ's, coach trips and afternoon activities organised by the residents and house manager. Both cats and dogs are generally accepted subject to terms of the lease and landlords permission. Access to Manton Court is quite easy with the bus stop being opposite and Horsham town centre is approximately 2 miles distant. This particular flat has been well maintained and enjoys a nice outlook over communal grounds to the rear. The vendors sole agent Courtney Green strongly recommend an internal inspection of this delightful flat set within this secure and well managed development.

The accommodation comprises:

## Communal Front Door

With security entryphone system, leading to the main building and communal areas.

Lift access to **First Floor**

**Private Front Door** to

## Entrance Hall

With Tunstall call system.

## Lounge/Dining Room

L-shaped with double-glazed aspect overlooking the communal gardens, night storage heater, ornate stone effect fire surround with coal effect fire.

## Kitchen

Double-glazed aspect overlooking the communal gardens to the rear. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish, complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, AEG electric hob and eye level oven, AEG fridge and separate freezer, ceramic tiled splashback, pelmet lighting, extractor fan, Dimplex wall heater.

## Double Bedroom

Double-glazed aspect overlooking communal gardens, electric convector heater, double-width mirror fronted wardrobe cupboards.

## Shower Room

Oversized shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, low level WC, Dimplex electric towel warmer, Dimplex fan heater, vanity unit with inset Armitage Shanks wash hand basin with cupboard under, mirror and shaver light over, fully tiled walls and flooring, extractor fan.

## Deep Cupboard

Housing Pulsacoil high pressure hot water system, slatted shelving.

## TENURE

Leasehold - 125 years from 01/02/2008

Service Charge - £3284 per annum

Ground Rent - £425 per annum

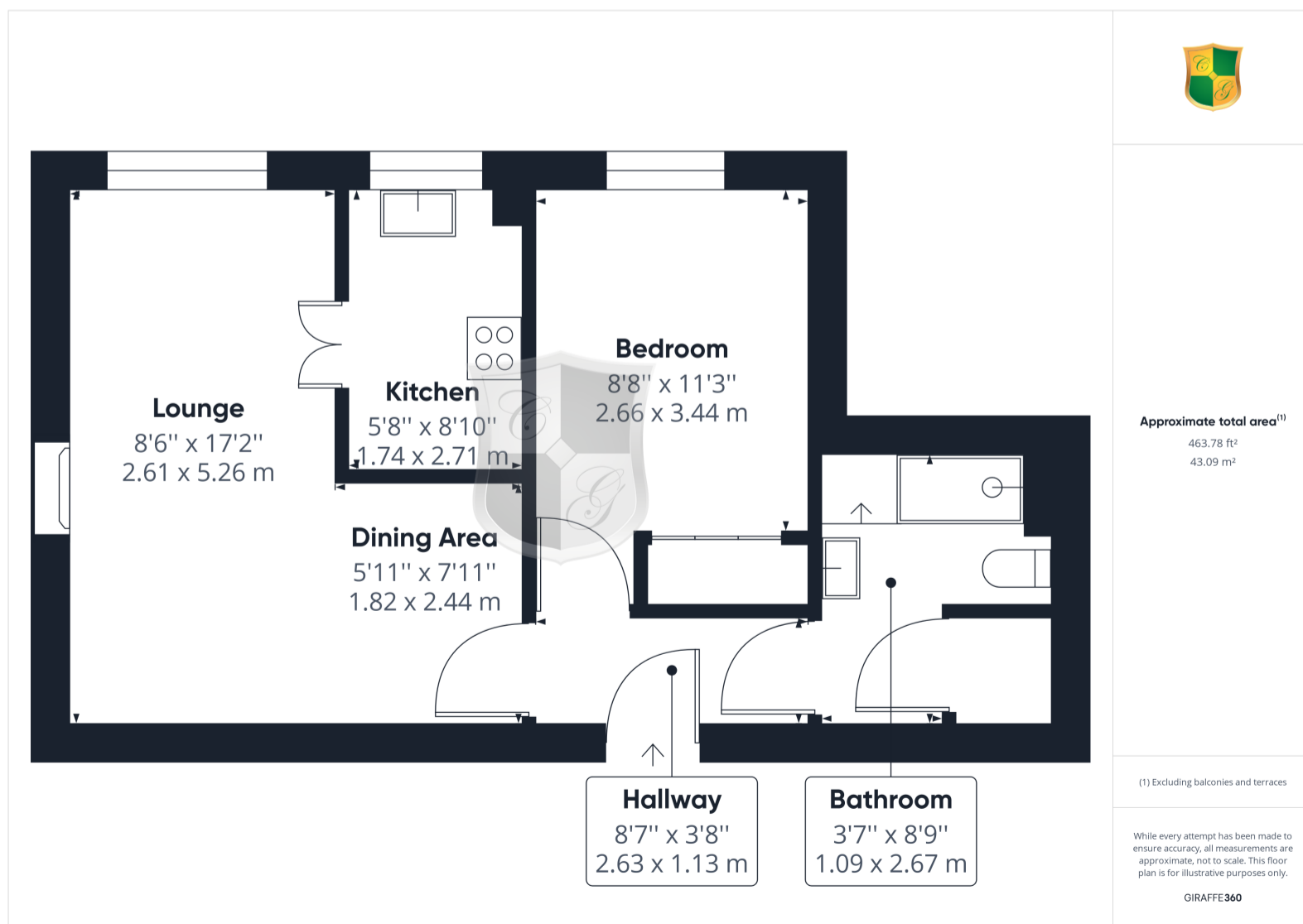
Council Tax Band - C

Ref: 23/5471/20/09

## Agent's 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.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	85	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			