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Courtney Green are delighted to offer for sale this stunning apartment within a Bedroom 1 highly sought after luxury modern development, perfectly situated just off the A large double bedroom with side aspect window, built in blinds, TV/satellite historic Carfax and only a short walk from Horsham mainline station point, telephone point and downlighting. and Horsham Park with its Pavilions Leisure centre. This generous apartment is finished to a superb specification throughout and had been kept immaculately **Bedroom 2** by the current owner who has lived here since new. Located on the ground floor A further large double bedroom with side aspect window, built in blinds, TV/ the accommodation comprises a spacious 'L' shaped entrance hall with storage/ satellite point and downlighting. airing cupboard, a large dual aspect open plan kitchen/living room, two bright double bedrooms and a generous luxury bathroom. Outside this converted Luxury Bathroom accessing all floors. The property is being sold with the benefit of no onward shaver light, tiled walls and flooring. chain.

Double doors with a video entry system opening, into an impressive Communal The apartment offers one allocated secure underground parking space, accessed Foyer with individual letterboxes and further doors leading to the Central via automated security gates. The outside also has landscaped seating areas. **Atrium**, lifts and stairs to all floors. The central atrium with glass vaulted ceiling and open walkways is a stunning centre piece for this converted building and Additional Information gives the whole development a feel of luxury and grandeur.

Private Front Door to

Entrance Hall

A highly convenient, large 'L' shaped entrance hall with wood flooring, airing/ Council Tax Band - C storage cupboard housing hot water cylinder and doors to all rooms.

Open-Plan Kitchen/Living room

Kitchen area with luxury range of base and wall mounted cupboards and drawers in white/grey finish with complementing worktop surfaces, Neff touch control electric hob with stainless steel splashback, Neff electric oven, stainless steel single drainer sink unit with chromium monobloc tap, integrated washer and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial dryer, Neff fridge freezer, Neff slimline dishwasher, wood flooring, downlighting.

Living Area

Positioned in one of the corners of the building means this room is almost all glass on two sides with wonderful large windows with built in blinds flanking the side and rear aspects. There are TV/satellite point/media points with downlighting throughout.

development has generous communal areas including the central atrium Fitted with a panelled bath with chrome mixer tap and shower attachment and entrance foyer and outside landscaped seating areas. An additional benefit is overhead rainfall shower, glass shower screen. Duravit low-level WC, allocated parking within the gated, secure underground parking area with lift tiled vanity shelf with inset wash and basin, chromium mixer taps, large mirror,

Outside

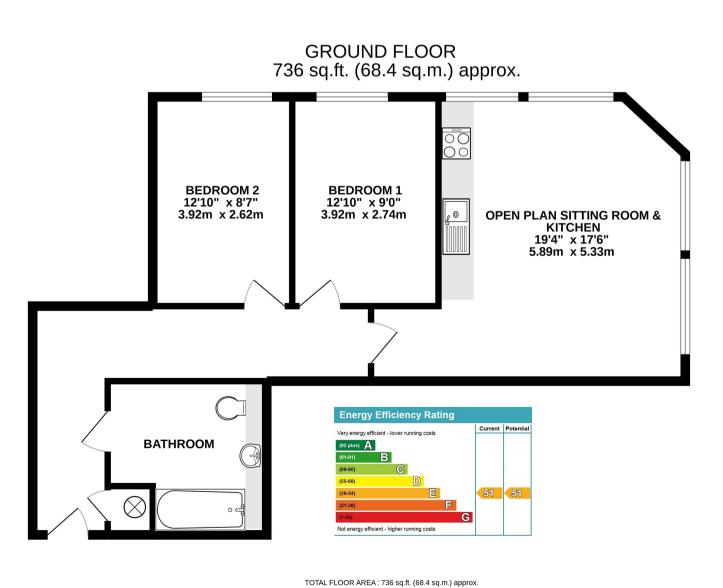
- 125 years from 2016 Leasehold Maintenance Charge - £1876.76 per annum Ground Rent - £350.00 per annum Managing Agents: - D & G Block Management

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











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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