



10 Linden House
 Chart Way, Horsham, West Sussex, RH12 1QB
 Guide Price £289,950 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

10 Linden House, Chart Way, Horsham, West Sussex, RH12 1QB

Courtney Green are delighted to offer for sale this stunning apartment within a highly sought after luxury modern development, perfectly situated just off the historic Carfax and only a short walk from Horsham mainline station and Horsham Park with its Pavilions Leisure centre. This generous apartment is finished to a superb specification throughout and had been kept immaculately by the current owner who has lived here since new. Located on the ground floor the accommodation comprises a spacious 'L' shaped entrance hall with storage/ airing cupboard, a large dual aspect open plan kitchen/living room, two bright double bedrooms and a generous luxury bathroom. Outside this converted development has generous communal areas including the central atrium entrance foyer and outside landscaped seating areas. An additional benefit is allocated parking within the gated, secure underground parking area with lift accessing all floors. The property is being sold with the benefit of no onward chain.

Double doors with a video entry system opening, into an impressive **Communal Foyer** with individual letterboxes and further doors leading to the **Central 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 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/ 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 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.

Bedroom 1

A large double bedroom with side aspect window, built in blinds, TV/satellite point, telephone point and downlighting.

Bedroom 2

A further large double bedroom with side aspect window, built in blinds, TV/satellite point and downlighting.

Luxury Bathroom

Fitted with a panelled bath with chrome mixer tap and shower attachment and overhead rainfall shower, glass shower screen. Duravit low-level WC, tiled vanity shelf with inset wash and basin, chromium mixer taps, large mirror, shaver light, tiled walls and flooring.

Outside

The apartment offers one allocated secure underground parking space, accessed via automated security gates. The outside also has landscaped seating areas.

Additional Information

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

Council Tax Band - C

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.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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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