



29 Bartholomew Way
 Horsham, West Sussex RH12 5JL
 Guide Price £259,950 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

29 Bartholomew Way, Horsham, West Sussex Rh12 5JL

Courtney Green are delighted to offer for sale this highly spacious first-floor flat situated within the Bartholomew Way retail development on the north side of Horsham. With double-glazed windows and gas-fired heating to radiators, the accommodation comprises two double bedrooms, a large living room with access to a balcony, a fitted kitchen and a bathroom. Access to the apartment is via a communal front door and entrance area with a video security entry-phone system. The property is situated above a Boots pharmacy, opposite a public car park where there is ample parking. The nearest railway station is Littlehaven which is just over half a mile distant and Horsham town, with its comprehensive range of shopping, sporting and leisure facilities is approximately two miles distant. The property is available with no ongoing chain and viewings are recommended with the vendor's sole agent, Courtney Green.

Communal Front Door

With entry-phone and video security system to

Entrance Lobby

Staircase to

First Floor Level

Private front door to No. 29.

Spacious Entrance Hall

With radiator, loft hatch, telephone point, double cloaks cupboard and overhead storage, video entry-phone

Stairs to the Upper Hall

Sitting Room 23'7 (7.18m) maximum, narrowing to 18'10 x 9'9 (2.97m)

With double-glazed front aspect, radiator, t.v./f.m. points. Double-glazed door to the **Balcony** with a terracotta-style floor.

Kitchen 9'9 (2.97m) x 9'2 (2.79m)

Double glazed skylight, radiator, fitted with a range of grey Shaker-style base and wall mounted cupboards and drawers with complementing oak-effect worktop surfaces incorporating a four ring gas hob, electric oven, concealed filter hood, single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, Glow Worm gas fired boiler, patterned ceramic tiled splashbacks, space for an American style 'fridge, wooden shelves with ornate copper brackets, downlighting.

Bedroom 1 19'2 (5.84m) x 9' (2.74m)

Double-glazed front aspect, radiator.

Bedroom 2 14'4 (4.37m) x 8'1 (2.46m)

Double-glazed front aspect, radiator.

Spacious Bathroom

Fitted with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashback, low-level w.c., part tiled walls, shaver-light and mirror, extractor fan, radiator.

OUTSIDE

There is one allocated parking space and in addition, parking spaces are generally available in the car park opposite the parade of shops

TENURE

Leasehold - 250 years Lease from 25th December 1997

Service Charge - £348.29 per quarter.

Ground Rent - None payable.

Managing Agents: Graves Jenkins 01273 701070

Council Tax Band— C

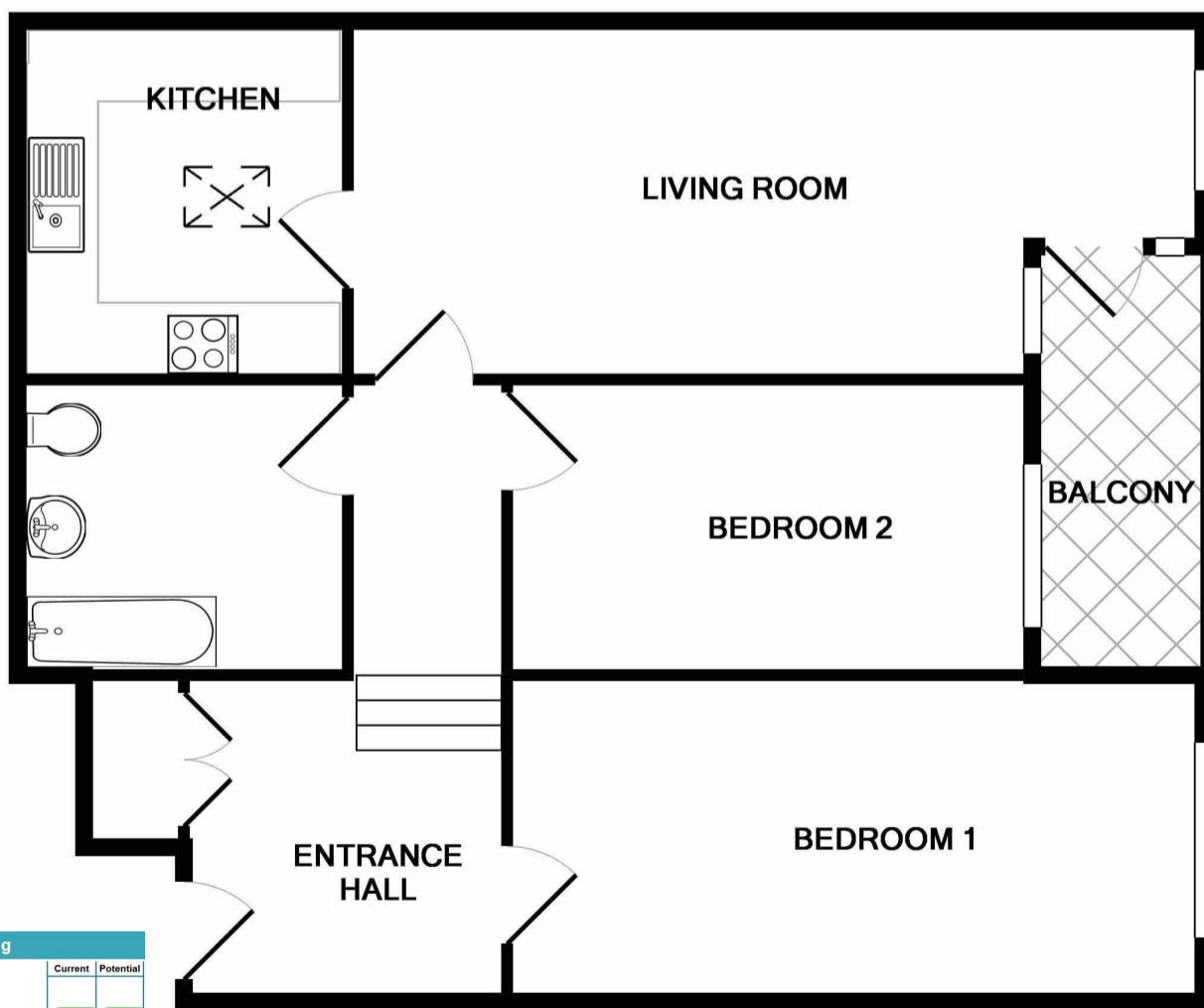
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Agent's

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.

Note:

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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	85



TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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