



51 Greenacres

North Parade, Horsham, West Sussex, RH12 2TB

Guide Price £220,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 51 Greenacres, North Parade, Horsham, West Sussex, RH12 2TB

Courtney Green are pleased to offer for sale this ground floor one bedroom apartment built by Croudace Homes, situated on this prestigious and most sought after development within half of mile distance of the town, main line railway station and the park. The good sized accommodation comprises entrance hall, living room, refitted kitchen, bathroom with window and double bedroom with built in wardrobes. There are well tended areas of communal gardens and an allocated parking space. The property is being sold with no onward chain.

The accommodation with approximate room sizes comprises:

## Communal Entrance

Private **Front Door** to

## Entrance Hall

Radiator, security entry-phone, coved and textured ceiling, airing cupboard and coats cupboard.

## Living Room 11'9 (3.58m) x 11'11 (3.63m) plus bay.

Box bay rear aspect window, radiator, telephone point, satellite aerial lead, t.v. point, coved and textured ceiling and door leading to

## Kitchen 11'9 (3.58m) x 5'6 (1.68m).

Rear aspect window, refitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a single drainer stainless steel sink with mixer tap, inset 4-ring hob with electric oven under and filter hood over, cupboard housing gas fired boiler, space and plumbing for washing machine, space for fridge/freezer, brick effect part tiled walls, radiator and textured ceiling.

## Bedroom 13'9 (4.19m) max x 8'4 (2.54m).

Front aspect window, radiator, coved and textured ceiling, range of built-in wardrobe cupboards with hanging rail and shelving.

## Bathroom

Fitted with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, back-to-the-wall w.c. with shelved top, radiator, extractor fan, frosted window to side aspect, radiator, part tiled walls and shaver point.

## OUTSIDE

### Communal Grounds

Surrounding the various Greenacres blocks are well tended and established areas of communal gardens, bin stores, bike store etc.

### Parking

We understand there is a numbered allocated parking space along with visitors' parking bays.

### TENURE

Leasehold - We understand the Lease has been extended to 31st May 2179

Ground Rent - None payable as the Lease has been extended.

Service Charge - £1961.58 for the current year 01/10/2023 - 30/09/2024

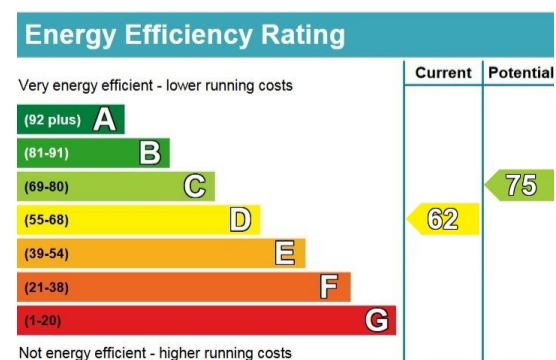
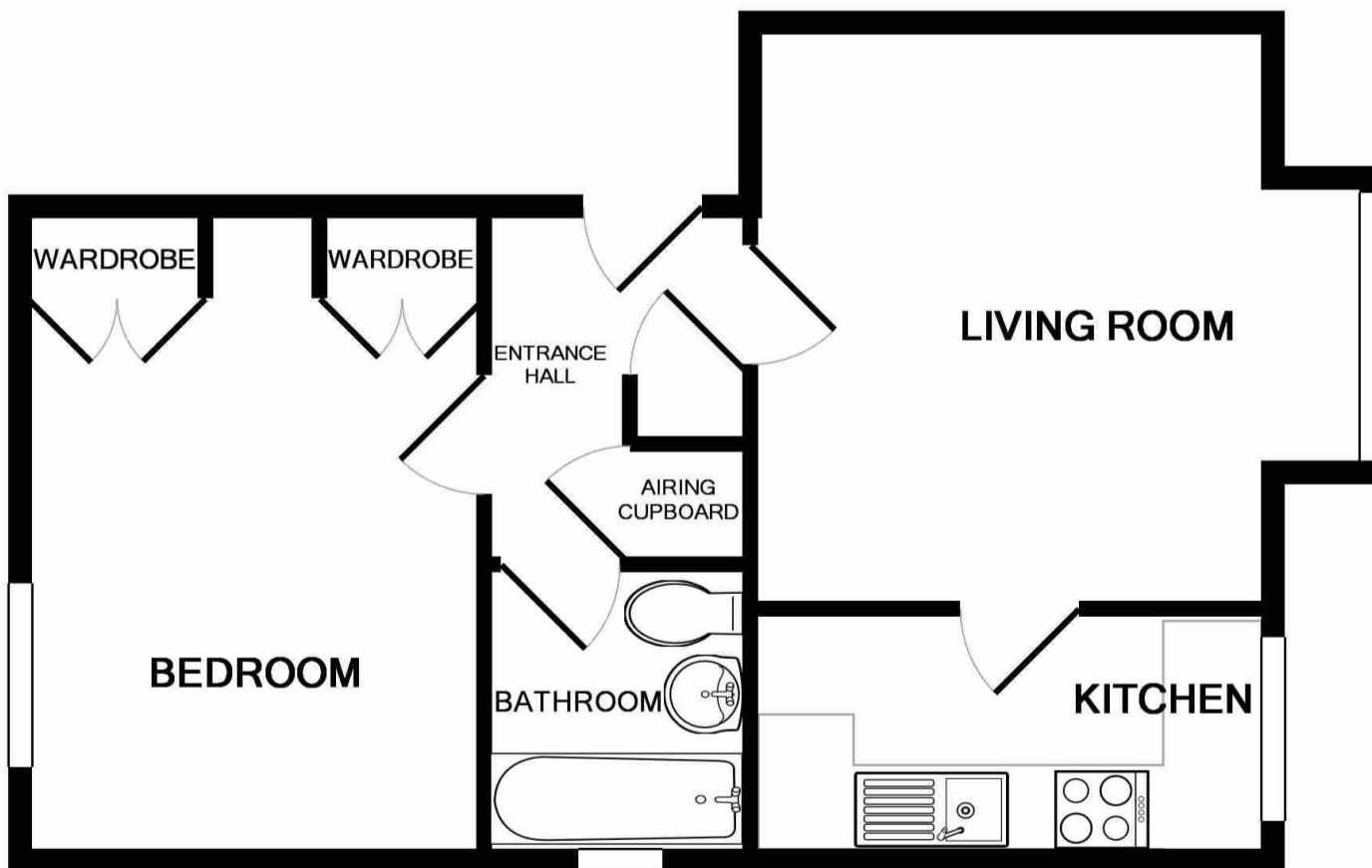
Managing Agents: Courtney Green Residential Management. Tel: 01403 246170

### Council Tax Band— C

Ref: 24/5569/07/03

**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.



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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