



82 Highwood Mill

The Boulevard, Horsham, West Sussex, RH12 1GG

Guide Price £338,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

82 HIGHWOOD MILL, THE BOULEVARD, HORSHAM, WEST SUSSEX, RH12 1GG

Courtney Green are delighted to be offering for sale this well-presented, two-bedroomed second-floor apartment, located in this stylish development on Horsham's prestigious Highwood Estate, specifically designed for those aged 55 and over. With a lift to the second floor, the accommodation comprises, a living room, a fully fitted kitchen with built-in appliances, two bedrooms and a 'Jack & Jill' wet room. The facilities at Highwood Mill allow residents to live in their own apartments within the friendly community with the reassurance that care and support is there, if and when required. There is an on-site restaurant, hair and beauty salon, lovely landscaped gardens and a full activity programme which provides a sociable and vibrant environment in which to live. Furthermore, as there is a professional care team on site 24 hours a day, seven days a week, Highwood Mill is an ideal solution for older people looking for a safe and comfortable home in an attractive and accessible setting. To be sold with no onward chain.

The accommodation comprises:

Communal Entrance

With lift and stairs to

Second Floor Level

With private front door to

Entrance Hall

Double width cupboard housing Meibes gas fired boiler, radiator, shelved cupboard, emergency pull cord. Doors to

Living Room

Double glazed door to covered balcony overlooking the delightful and established communal gardens, radiator, t.v. aerial and Satellite point, telephone point, wall mounted heating control. Open to

Kitchen

Fitted with a modern range of base and wall mounted cupboards and drawers in a modern grey finish with complementing worktop surfaces incorporating a Zanussi four ring ceramic hob with filter/hood over and glass splashback, an eye level Zanussi oven, integrated fridge/freezer, slimline dishwasher and washing machine, 1½ bowl stainless steel sink with monobloc tap, glass splashback, upright shelved unit, and tiled flooring.

Bedroom 1

Double-glazed window overlooking communal gardens, fitted double wardrobe with hanging rail and shelving, radiator. Door to

Jack & Jill Wet Room

With low level w.c., wall mounted wash hand basin with chromium mixer tap, illuminated mirror, shower area with a chromium mixer tap and shower attachment, shower curtain rail, wall seat, upright shelved unit and wall mounted cabinet, radiator, tiled walls

Bedroom 2

Double-glazed window overlooking communal gardens and radiator

OUTSIDE

There are delightful communal grounds with a pond, various seating areas and a timber cabin for residents

Parking

There are unallocated residents' and visitors' parking spaces

TENURE

Leasehold - 125 years Lease from 1st January 2017.
Service Charge - £7532.77 per annum including £300 Ground Rent
Managing Agents: - Saxon Weald - Tel: 01403 226196

Council Tax Band - C

Agent's Notes:

1. Further information regarding Highwood Mill can be found at www.highwoodmill.co.uk
2. 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.

