



Wyndham Hall, North Parade, Horsham, RH12 2GA.
Guide Price £430,000 Share of Freehold

- Two Double Bedrooms
- Mansion Style Apartment
- Lift Access
- Gated Development
- Underfloor Heating
- Garage
- No Chain Above
- EPC B

CLOSE TO HORSHAM PARK -This delightful two double bedroom mansion-style apartment set in a prime location.

This exquisite two double bedroom mansion-style apartment set on the first floor of this gated development in a prime location close to Horsham Park and town centre. Immerse yourself in luxury living, boasting lavish interiors, spacious rooms, modern amenities, and with the benefit of having a share of the freehold and garage with loft storage. Experience elegance at its finest. Book your viewing today!

Wyndham Hall is a luxury private and secure development of just ten apartments, it defines the phrase Location Location Location being a stones throw from the award winning Horsham Park and just a few minutes stroll into Horsham's vibrant town centre with its café society, mainline train station John Lewis/Waitrose superstore and



local GP surgery nearby. It simply cannot be understated how well situated this development is within Horsham.

The property is accessed via a video phone entry system. All three entrances also have residents only keypad access and residents also have remote control access to the electric gates.

Material Facts

Share of Freehold with long lease 979 years

Service Charge is £4339.48 (due bi-annually £2169.74)

Asking Price £430,000

Tenure: Share of Freehold with long lease

Council Tax Band: Band D

Horsham District Council

EPC Rating B

Property Type: Apartment with stairs and lift access

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas Central heating with underfloor wet system and combination boiler

Broadband information: Between 16 Mbps and 278 Mbps

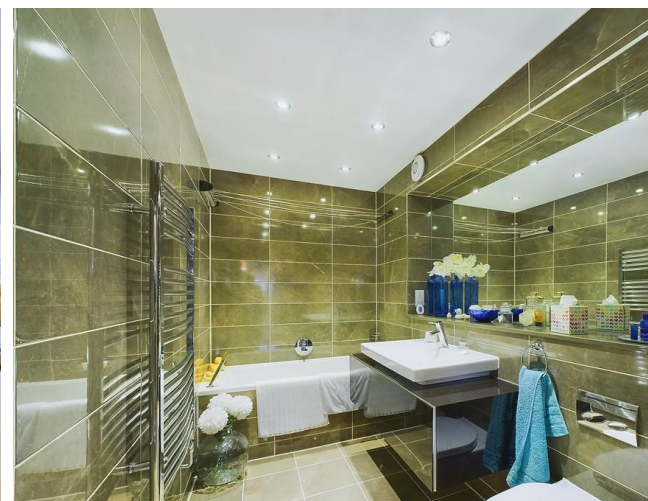
Fibre to Cabinet

Mobile Coverage: Good with O2 and Average with Other providers

Parking Type: Garage

Flood/Erosion Risk: None

Surface Water : Low





Martin & Co Horsham

5 North Street • Envision House • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.