



Precision Court, Park Terrace East, Horsham, RH13 5DJ .
Guide Price £325,000 Leasehold

- First Floor Luxury Apartment
- Two Double Bedrooms
- Integrated Kitchen
- Contemporary Bathroom and Ensuite Shower Room
- Balcony
- Two Allocated Parking Spaces
- Short Walk to Town Centre and Train Station
- EPC B
- Entryphone System

PREMIUM LOCATION - Superb two double bedroom luxury apartment built in 2016 by Rushmon Homes who are known for their niche and quality developments.

Integrated kitchen, luxury bathroom and master bedroom with en-suite shower room, balcony and one of the most difficult to find features: two allocated parking spaces. Horsham mainline train station a short walk away.

The accommodation in brief :-

Communal entrance hall accessed via entryphone system, stairs to first floor landing and front door to hallway with a large storage utility cupboard rarely found in apartments of this nature.

The living/dining room is over 21ft with angular double glazed bay window and door to south westerly facing balcony.



The contemporary kitchen has been fully fitted with an excellent range of wall and base units, inset sink unit, fitted oven, integrated dishwasher, fridge freezer and fitted washing machine.

There are two large double bedrooms of impressive proportions, both with fitted wardrobes. The primary suite has a luxurious en-suite shower room. A separate family bathroom completes the accommodation.

Outside

The apartment benefits from its own balcony accessed from both the master bedroom suite and sitting room.

Of particular note and rarely found in the area is the apartment comes with two allocated parking spaces.

Material Facts

LEASE DETAILS obtained from the vendor:

Length of lease: 125 Years from January 2016

Expires March 2141 - 116 years remaining

Service Charges for 2025 £2,031 paid in two six monthly instalments

Review Period Annually

Ground Rent £350 per annum review period to be advised

Price: £325,000

Tenure: Leasehold

Council Tax Band: Band C

Horsham District Council

EPC Rating B

Property Type: Flat – First Floor (no lift)

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas central heating to radiators

Further Info

Broadband information:

Between 17 Mbps and 1000 Mbps

Mobile Coverage: Good with most providers

Parking Type: Two Allocated Parking Spaces

Flood/Erosion Risk:

River and Seas : None

Surface Water : Low Risk



For further Information and viewing arrangements

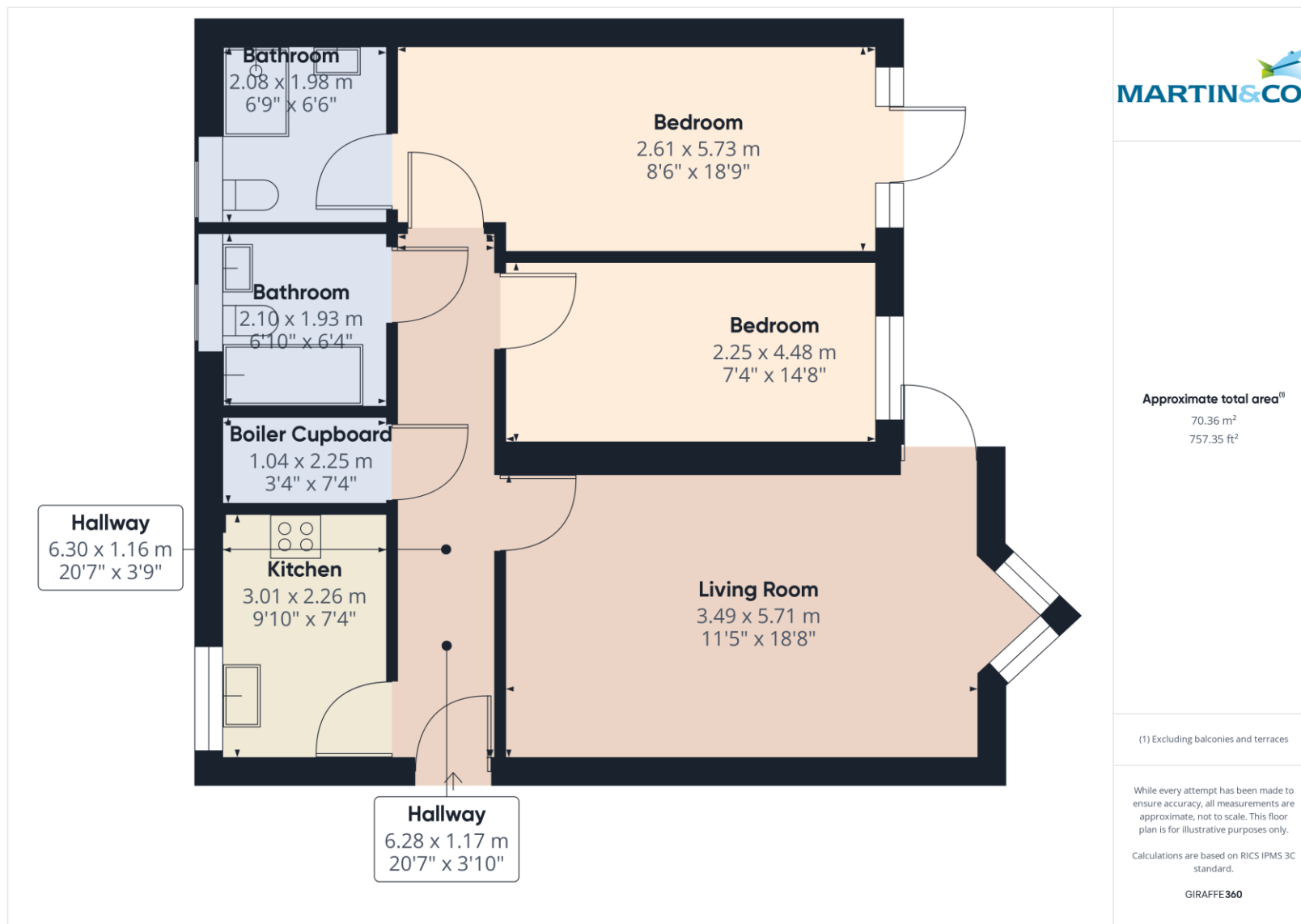
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