

22 Manton Court

Kings Road, Horsham, West Sussex, RH13 5AE



**PRICE: Offers in Excess of
£165,000**

Lease: 125 years from 2008

Property Description:

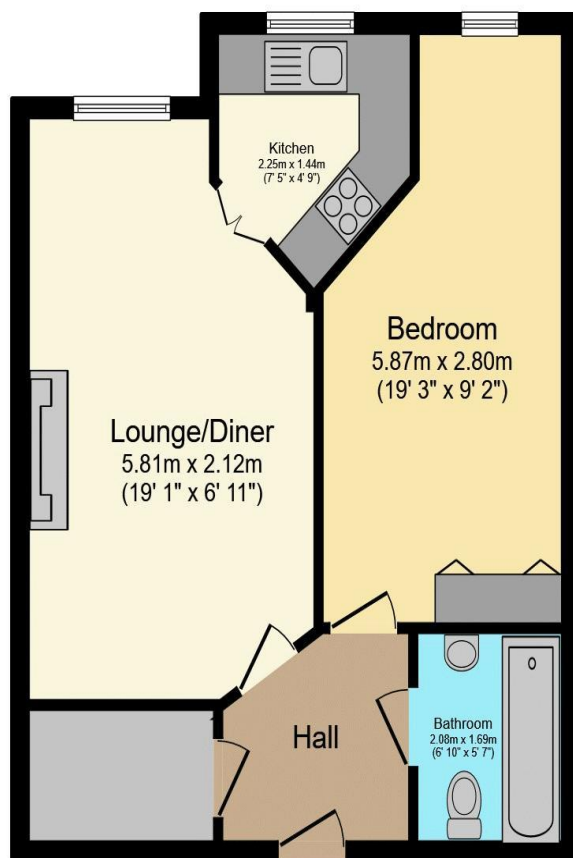
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Manton Court was constructed by McCarthy and Stone and comprises 55 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property. For periods when the Development Manager is off duty there is a 24 hour emergency appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years or in the event of a couple one over the age of 60 years and the other over the age of 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Resident Development Manager
- Buggy store
- Minimum Age 60
- Refuse Room
- Library Room
- Guest Suite and Lift to all floors
- Communal Laundry Room
- Lease 125 years from 2008

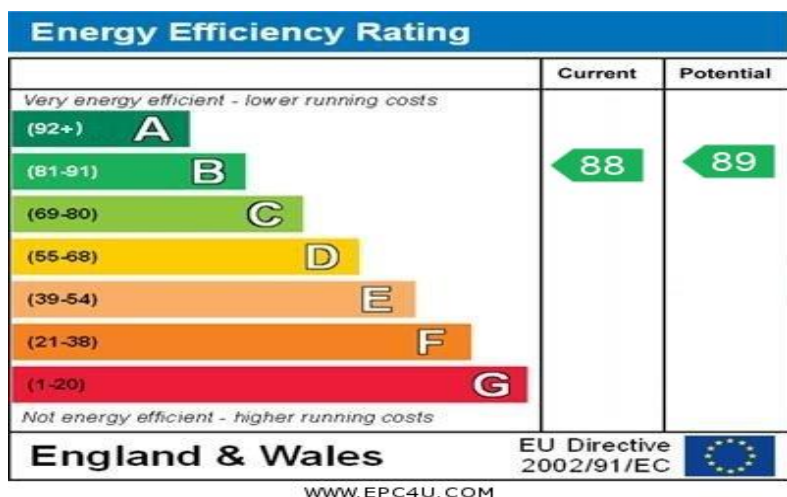


**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell MNAEA**



Total floor area 48.5 m² (522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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For Financial Year Ending:

28/02/25

Annual Ground Rent:

£425.00

Ground Rent Period Review:

2031

Annual Service Charge:

£3238.74

Council Tax Band:

C

Event Fees:

**1% Transfer
1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.