

# Newbridge Close, Broadbridge Heath, RH12 3TN



The front door to this ground floor apartment opens from the communal hall into your very own entrance hall which provides a storage cupboard and the perfect space to remove coats and shoes before entering the living area. This living/bedroom space is of a generous size with an attractive bay window looking out over the communal gardens which floods it with natural light. There is ample room for a bed and free standing furnishings to fit alongside the lounge furniture. The kitchen is open to this space with a range of floor and wall mounted units offering plenty of storage and worksurfaces. The kitchen also allows for free standing furnishings and boasts another window to let in natural light. Finally, completing the living accommodation, is the bathroom which has been modernised by the current owners and provides a generous walk in shower cubicle along with a toilet and basin.

The apartment block itself is set within a cul-de-sac and is surrounded by well kept lawns and gardens. There is plenty of residents parking available along with a visitor space in the vast car parking area. Within the communal hall there is also a large lockable storage cupboard.

### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Term: 125 years from 1 April 1987 (88 years)  
 Ground Rent: TBC  
 Ground Rent Review Period: TBC  
 Service Charge: TBC  
 Service Charge Review Period: TBC

AGENTS 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.

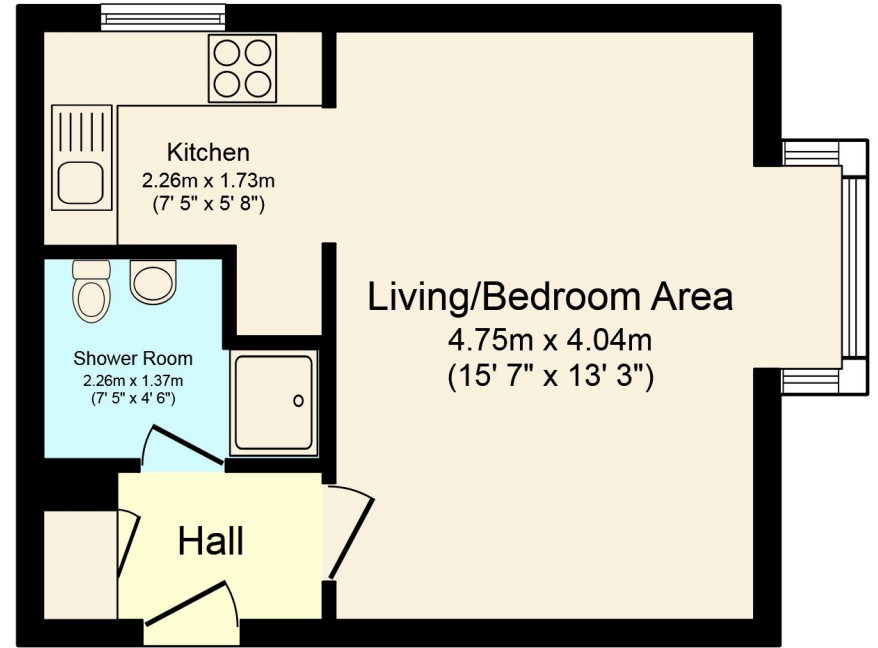


Total Approximate Floor Area

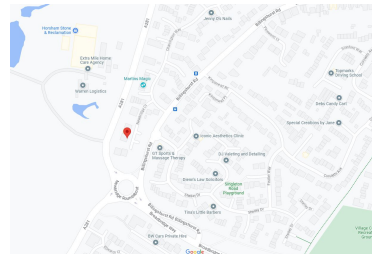
**306 sq ft / 28 sq m**

Viewing arrangements by  
 appointment through :

Brock Taylor  
 01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



### Map Location



### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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 <b>Buses</b> 2 minute walk	 <b>Shops</b> One Stop 8 minute walk	 <b>Trains</b> Horsham – 2.6 miles Warnham – 3.3 miles
 <b>Sport &amp; Leisure</b> The Bridge Leisure Centre 0.9 miles	 <b>Rental Income</b> £900 pcm 7% Yield	 <b>Schools</b> Shelley Primary Tanbridge House
 <b>Broadband</b> Up to 147 Mbps	 <b>Roads</b> M23 8.7 miles	 <b>Council Tax</b> Band B