



# Sales.

North Street,  
Horsham, RH12 1FJ

£285,000



# North Street, Horsham, RH12 1FJ



Entering Holmes Park, via the sleek glass entrance hall, you will find access to all floors via stairs and lifts. Entering the apartment you are met with an entrance hall, with a built-in storage cupboard and a door that leads to the luxurious bathroom featuring a modern white suite with a full-sized bath, rainfall shower and shower attachment and additional units. The bright double bedroom has a large window that floods the room with natural light and boasts space for ample free standing storage and additional bedroom furniture. The kitchen/living room is a particular feature of this impressive property, boasting measurements of 26'8 x 12'11, which is perfect for entertaining and offers flexibility for furniture placement. The contemporary kitchen offers a range of floor and wall mounted units with a host of integrated appliances. The living area is flooded with natural light from large windows. The apartment block is served by a concierge and each apartment comes with secure video entry phone system and underfloor heating throughout. This particular apartment is one of a select few that has far reaching view over Horsham Park.

A convenient feature of this apartment is the private and allocated underground parking space, which is accessed via a secure entrance at the rear of the block from North Street.



### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Term: 126 Years From And Including 24 June 2018  
 Service Charge: £tbc per annum  
 Service Charge Review Period: tbc  
 Ground Rent: £tbc per annum  
 Ground Rent 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

### Total Approximate Floor Area

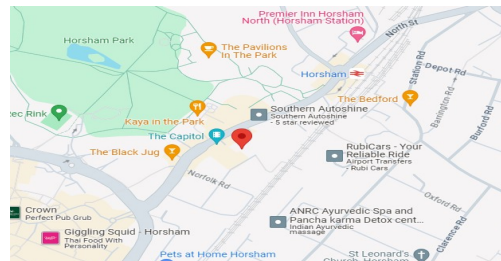
**667 sq ft / 62 sq m**

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & 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.

**Residential sales, lettings,  
land and new homes.**

**01403 272022**  
[brocktaylor.co.uk](http://brocktaylor.co.uk)

2-6 East Street, Horsham, West Sussex, RH12 1HL

 <b>Buses</b> 2 minute walk	 <b>Shops</b> Town Centre 5 minute walk	 <b>Trains</b> Horsham 0.2 miles
 <b>Sport &amp; Leisure</b> Pavilions in the Park 0.2 miles	 <b>Rental Income</b> £1,050 pcm Rental Yield – 4%	 <b>Schools</b> n/a
 <b>Broadband</b> Up to 145 Mbps	 <b>Roads</b> M23 6 miles	 <b>Council Tax</b> Band B