



Clarence Court, Horsham, RH13 5TS



The front door of this superb ground floor apartment opens into a spacious hall, which has doors opening to all rooms, and the store, which provides a fantastic additional storage space. The living room measures over 24ft in length and has space for both a dining table and sofas. A door opens into the modern kitchen which is fitted with a modern range of floor and wall mounted units with a selection of integrated appliances. Completing the accommodation is a large double bedroom with a walk-in wardrobe and a spacious bathroom with a large walk in shower cubicle.

There is allocated residents and visitor parking at the rear of the development. From here a path leads through the landscaped and well maintained gardens, which have quiet seating areas, to the main entrance. A corridor leads to the communal lounge, where you will find a small kitchen and the Managers Office.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 125 years and 3 days from and including 1 January 2014
 Service Charge: £222.56 per month
 Service Charge Review Period: tbc
 Ground Rent: £112.50 per half year
 Ground Rent Review Period: tbc

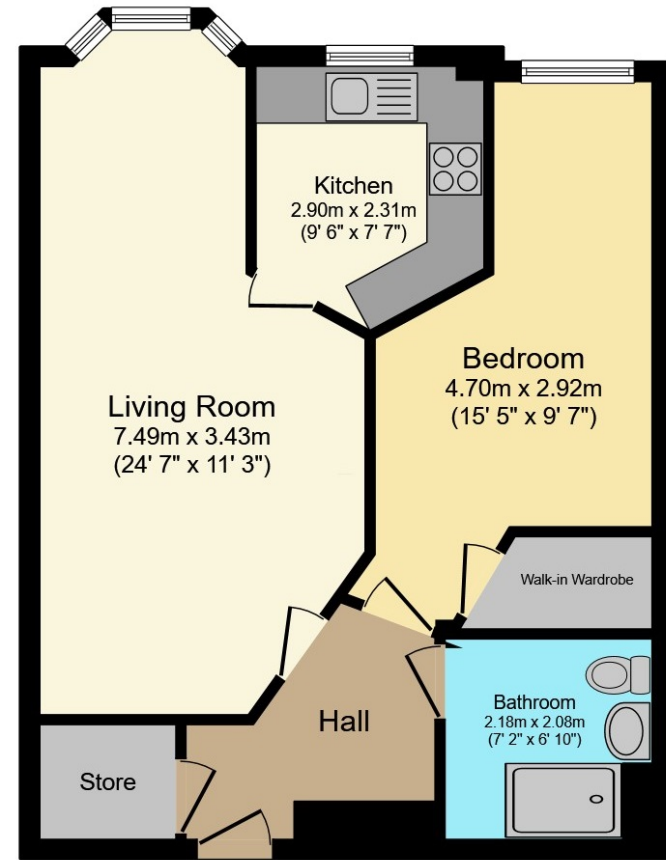
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area

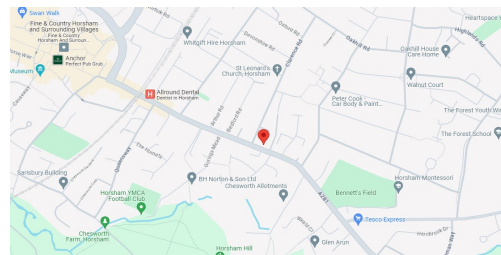
569 sq ft / 52.8 sq m

Viewing arrangements by appointment through :

Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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



Buses

1 minute walk



Shops

Tesco Express
0.3 miles



Trains

Horsham
0.6 miles



Sport & Leisure

Pavilions in the Park
0.8 miles



Rental Income

£975 pcm
Rental Yield – 4.8%



Schools

N/A



Broadband

Up to 500 Mbps



Roads

M23
6.5 miles



Council Tax

Band C