

Grace Court, Horsham, RH12 4EQ



Presenting this well-maintained flat for sale, offering an excellent opportunity for couples, first-time buyers, and investors alike. The property, in good condition, is situated in a well-kept development with the added benefit of an allocated parking space. The location is superb, offering easy access to both public transport links and local amenities. The flat features an impressively large entrance hallway that immediately sets the tone for the rest of the property. The open-plan reception room is spacious, light and airy, boasting a Juliette balcony that adds an extra touch of charm. The room opens to a kitchen, resulting in a fluid and sociable space perfect for entertaining or relaxed evenings in. The kitchen is well-equipped, offering plenty of work surface area and ample storage, with a window providing additional natural light. The property benefits from two double bedrooms, each spacious and filled with natural light, creating a tranquil atmosphere perfect for restful nights. The main bedroom is particularly impressive, providing generous built-in wardrobes and a dedicated en-suite bathroom. The en-suite features a window, promoting ventilation, and includes a walk-in shower for a touch of luxury. The second bathroom in the flat is outfitted with a tasteful white suite, and includes a bath for those who prefer a good soak. This flat offers a blend of convenience, style, and comfort. With its unique features and ideal location, it provides an opportunity not to be missed for those looking for their next home or investment.

Grace Court consists of three blocks of purpose built apartments with allocated parking for residents. There are small areas of lawn as well as both bin and bike storage within the parking areas.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 200 Years from 1 January 2007
 Service Charge: £764.35 for the period 1 July to 31 December 2024
 Service Charge Review Period: tbc
 Ground Rent: £132.00 bi annually
 Ground Rent Review Period: tbc

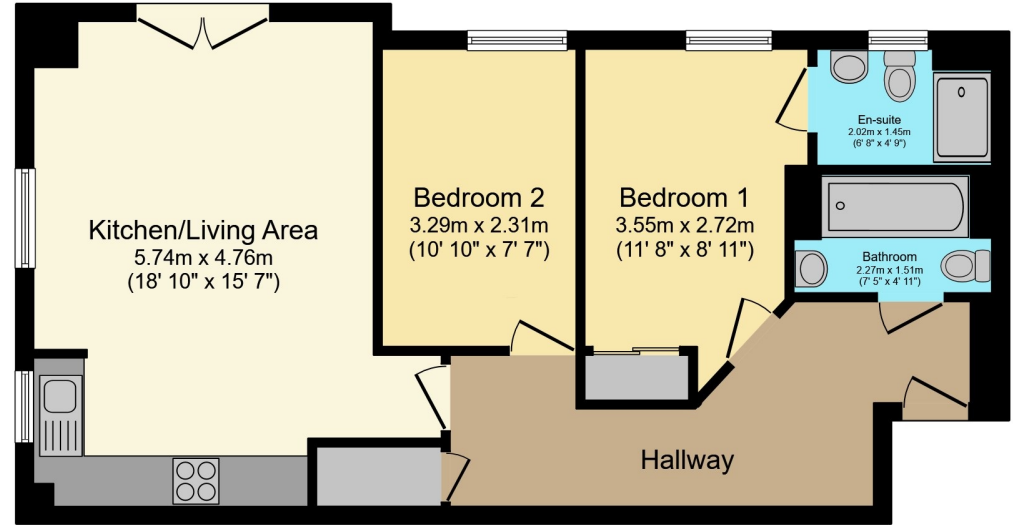
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation

Total Approximate Floor Area

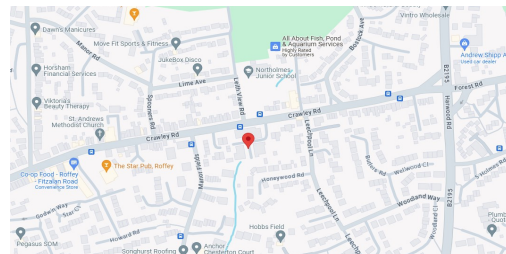
663 sq ft / 62 sq m

Viewing arrangements by appointment through :

Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| Very energy efficient - lower running costs | 81 | 86 |

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

| | | |
|--|---|--|
| Buses 1 minute walk | Shops Co-op Food 6 minute walk | Trains Littlehaven - 0.8 miles Horsham - 1.2 miles |
| Sport & Leisure Pavilions in the Park 1.4 miles | Rental Income £tbc | Schools Leechpool Primary The Forest School/Millais |
| Broadband Up to 67 Mbps | Roads M23 4.8 miles | Council Tax Band C |