



OAKFIELD



The Grange, Horam, TN21 0JG

Price Guide £205,000





## The Grange, Horam, TN21 0JG

Guide Price - £205,000-£215,000.

Located in a sought-after neighbourhood in Horam. This beautifully renovated two-bedroom split-level apartment offers a bright and spacious living space, perfect for those seeking a modern and comfortable home.

Boasting 799sqft of living area, the property is spread over two floors. The ground floor features a welcoming entrance, a hallway with storage, and a family bathroom. Upstairs, you'll find two generously sized double bedrooms, each offering ample space for storage. As well as the living room and kitchen with breakfast area.

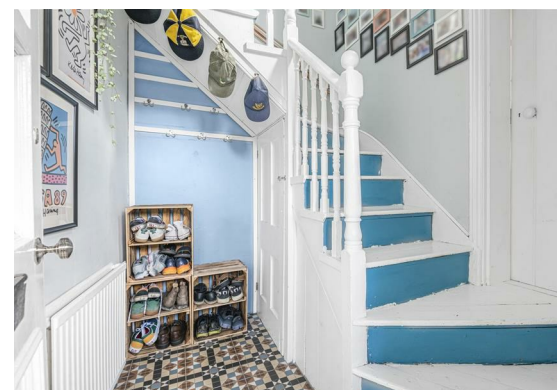
The apartment benefits from its own private entrance and a share of the freehold, providing peace of mind and security. With a long lease of 114 years remaining, this property offers excellent value for money. The flat also comes with two allocated parking spaces.

One of the highlights of this property is the large, wraparound communal garden. This outdoor space is ideal for relaxing, entertaining, or simply enjoying the fresh air.

Don't miss out on this fantastic opportunity to own a beautifully renovated and spacious flat in Horam. Contact us today to arrange a viewing!







### Kitchen

13'8" x 8'11" (4.17 x 2.74)

### Living Room

13'8" x 12'0" (4.17 x 3.68)

### Bedroom

14'0" x 11'0" (4.27 x 3.36)

### Bedroom

13'6" x 9'4" (4.13 x 2.87)

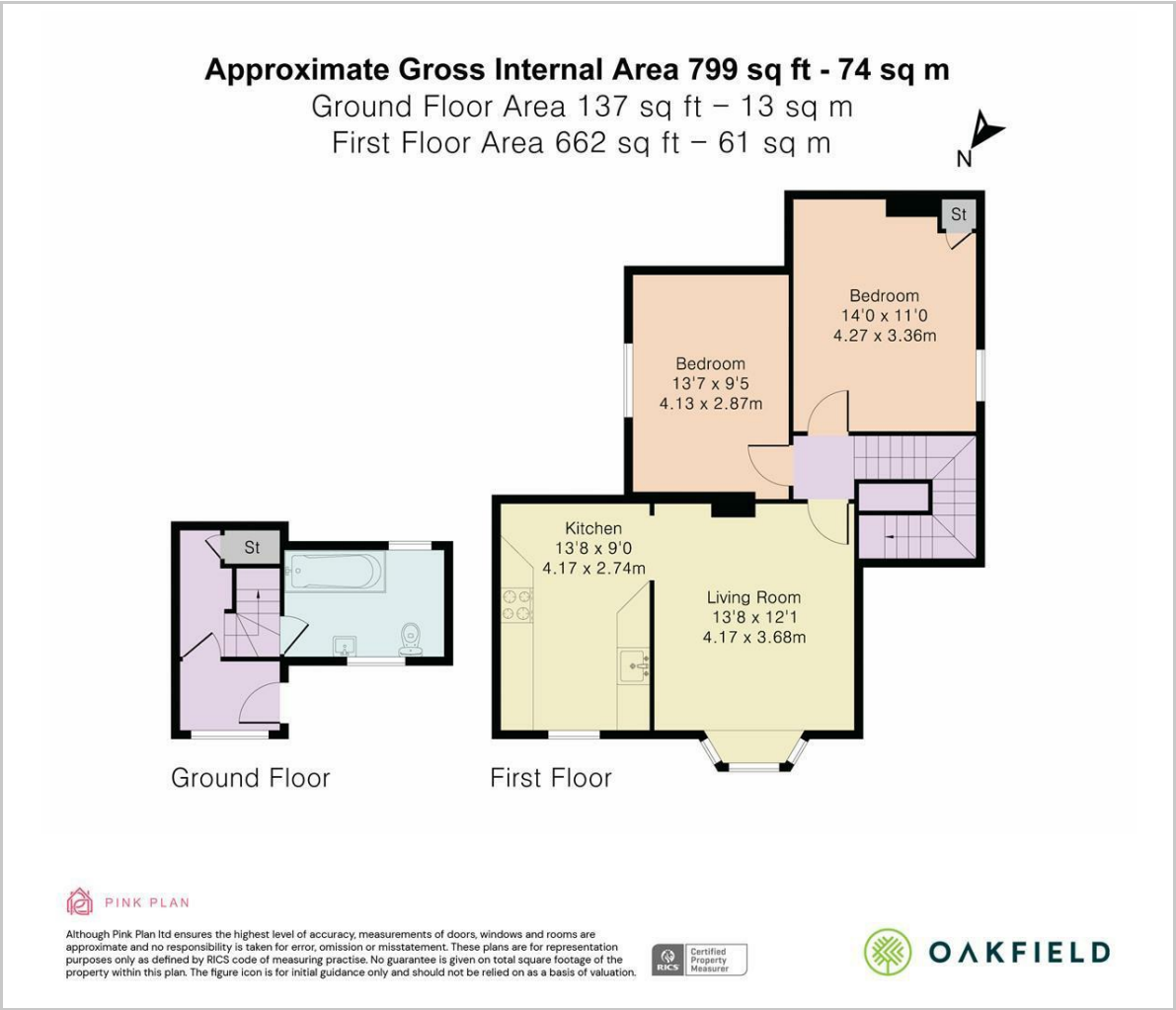
### Council Tax Band-C-£2,208 Per Annum

### Leasehold Information

The seller advises that the property is offered as leasehold with a Share of Freehold and has approximately 114 years remaining. The ground rent is Peppercorn. The service charge £1080 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan



Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

