



204 Horsham Gates Two

North Street, Horsham, West Sussex, RH13 5TU

Guide Price £245,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

204 Horsham Gates Two, Horsham, West Sussex, RH13 5TU

Courtney Green are pleased to be offering for sale this spacious and well appointed contemporary one double bedroom apartment, fitted to a high quality specification, situated a short walk from Horsham railway station and the town centre. Offered for sale with the benefit of no ongoing chain, this spacious apartment comprises an entrance hall which opens up to a good sized fitted kitchen with integrated appliances and a large central granite breakfast bar with seating. This in turn opens up to a double aspect living room with French doors to a covered balcony on one side and a Juliet balcony on the other. A large double bedroom has full width fitted wardrobe cupboards and throughout the property there is limed effect wood flooring. There is an efficient communal gas heating system and the property is double glazed throughout. Outside there are communal grounds and gardens together with communal parking areas.

The accommodation comprises:

Communal Front Door

With security video entryphone system opening to the Communal Entrance Foyer.

Door to **Inner Hall**

Private Front Door to

Entrance Hall

With video entry phone system.

Bathroom

Fitted with a modern white suite comprising panel bath with chromium mixer tap and shower attachment, wall bracket and hand shower and glass screen, vanity shelf with large mirror over, wall mounted vanity unit with inset sink, Grohe chromium mixer tap, drawers under, back to wall WC, Grohe chromium dual flush, chromium towel warmer, downlighting, extractor fan, localised tiling on the walls and ceramic tiled flooring.

Kitchen/Breakfast Room

Fitted with a wide range of base and wall mounted cupboards and drawers in white high gloss finish with complementing granite worktop surfaces having an inset 1 1/2 bowl stainless steel sink with chromium monobloc tap and routed drainer, Zanussi touch control induction hob, Bosch electric oven under, concealed filter hood over, integrated fridge freezer and slimline dishwasher. Large granite topped central island with seating area and cupboards under, radiator. Cupboard with space and plumbing for washing machine, wall mounted Elco heating unit. The kitchen opens to the

Living Room

With double glazed double aspect to the side and rear. Satellite/TV/FM console, telephone points, downlighting, radiator, sliding door to Juliet balcony and double glazed French doors to large covered balcony with light.

Double Bedroom

Double glazed side aspect, radiator, full width wardrobe cupboards with mirrored sliding doors with hanging rail and shelves, tv point, telephone points, downlighting.

Additional Information

Lease Length - 125 years from 25/03/2016
 Service Charge - £1860 per annum
 Ground Rent - £250 per annum
 Managing Agents - Principle Estate Management, 137 Newhall Street, Birmingham, B3 1SF.

Council Tax Band— B

Ref: 24/5646/18/07

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Agent's 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.

