



22 Wimblehurst Court
 Wimblehurst Road, Horsham, West Sussex, RH12 2AQ
 Guide Price £200,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

22 WIMBLEHURST COURT, WIMBLEHURST ROAD, HORSHAM, WEST SUSSEX. RH12 2AQ

Courtney Green are pleased to offer for sale this well presented second (top) floor flat for sale with no on-going chain. The property owns a share of the Freehold and also has the advantage of a garage, gas radiator heating and replacement double glazed windows. The accommodation briefly comprises a double bedroom, 21ft living room, fitted kitchen and bathroom. The accommodation enjoys far reaching views and has recently been redecorated to provide a ready to walk into home. Wimblehurst Court is situated in Ashleigh Road, an established residential area, which is on a bus route and approximately three-quarters of a mile from Horsham station with the town centre approximately one mile distant. This area offers ease of access to the A24 Horsham by-pass linking with the A264 Crawley/Gatwick Airport/A23/M23 and M25.

The accommodation comprises:

Communal Entrance
With stairs to

Second Floor
Front door opens to

Entrance Hall
With access to loft, radiator, built-in coats cupboard.

Bedroom
Enjoying far reaching views. Two built-in wardrobes, radiator and telephone point.

Bathroom
Refitted white suite of w.c., pedestal hand basin and bath with Mira independent shower over, tiled surround and shower screen, radiator, built-in airing cupboard with hot water cylinder and immersion heater, extractor fan.

Living Room
Radiator, coved ceiling, dimmer switch, telephone point, two t.v. points. Door to

Kitchen
Fitted with a range of high and low level cupboards, drawers and working tops, 1½ bowl stainless steel sink with mixer tap, Worcester Bosch gas fired boiler, wall tiling, Hotpoint electric cooker, space for washing machine, space for refrigerator, front aspect window.

OUTSIDE
Well cared for landscaped communal gardens.

Single Garage (No. 14)
In nearby block

Additional Information

Tenure - Leasehold with a share of the Freehold
Lease Length - The incoming purchaser will benefit from a newly extended lease
Service Charge - £1338.47 per annum from 01/03/2024—28/02/2025
Managing Agent - Courtney Green
Council Tax Band - B

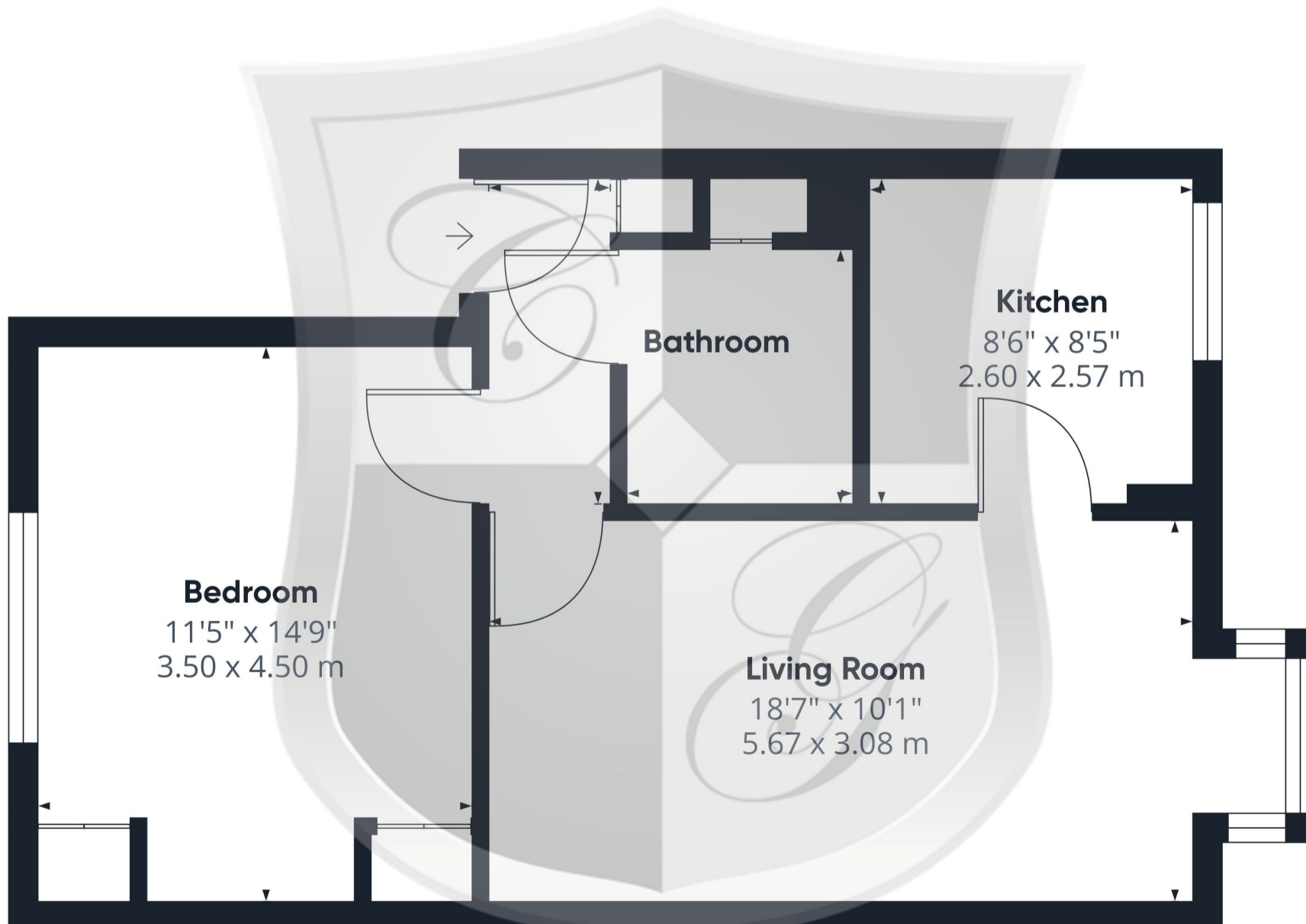
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Referral Fees:

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.



Approximate total area⁽¹⁾
516.9 ft²
48.02 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	67
(41-54) E			
(21-40) F			
(1-20) G			
Not energy efficient - higher running costs			

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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