



10 Osterley House  
Godwin Way, Horsham, West Sussex, RH13 6SQ  
Guide Price £240,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



10 Osterley House, Godwin Way, Horsham, West Sussex, RH13 6SQ

Courtney Green are delighted to offer for sale this spacious and well appointed first floor apartment situated within a short walking distance of local shops and 3/4 mile distance to Horsham station. The accommodation in brief comprises a principal bedroom with en-suite shower room, a second double bedroom, a spacious double-aspect living/dining room off which is a modern fitted kitchen with built in appliances, and a bathroom with a white suite. Outside the property is surrounded by communal gardens which include a parking area having allocated parking and visitors parking space, bicycle rack and a concealed bin store area. The property is double-glazed and has a gas fired central heating system to radiators. The property is offered for sale with the benefit of no forward chain.

The accommodation comprises:

**Communal Front Door** with security entry phone system, opening to

**Entrance Foyer** with staircase rising to the **First Floor Landing**

**Private Front Door** to No.10

**Entrance Hall**

With entry phone, radiator, cloaks cupboard and broom cupboard.

**Living/Dining Room**

Double-glazed double aspect to the front and side, two radiators.

**Kitchen**

Double-glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish and having complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, stainless steel four ring gas hob with filter hood over and electric oven under, an integrated Whirlpool fridge with freezer compartment, Hotpoint washing machine, Indesit dishwasher, ceramic tiled splashback, wall mounted Baxi gas fired boiler.

**Bedroom 1**

Double-glazed side aspect, radiator, door to

**En-Suite Shower Room**

Low level WC, pedestal wash hand basin with mirror over and shaver light, recessed shower cubicle with chromium thermostatic shower control, wall bracket and hand shower and glass screen, radiator, fully tiled walls.

**Bedroom 2**

Double-glazed side aspect, radiator.

**Bathroom**

Frosted double-glazed side aspect. Fitted with a white suite comprising a panel bath with chromium mixer tap and shower attachment, glass shower screen, low level WC, pedestal wash hand basin, fully tiled walls, mirror and shaver light, radiator.

**OUTSIDE**

Surrounding the property are communal grounds with a parking area having allocated parking and visitors parking space, concealed bin store and bicycle rack.

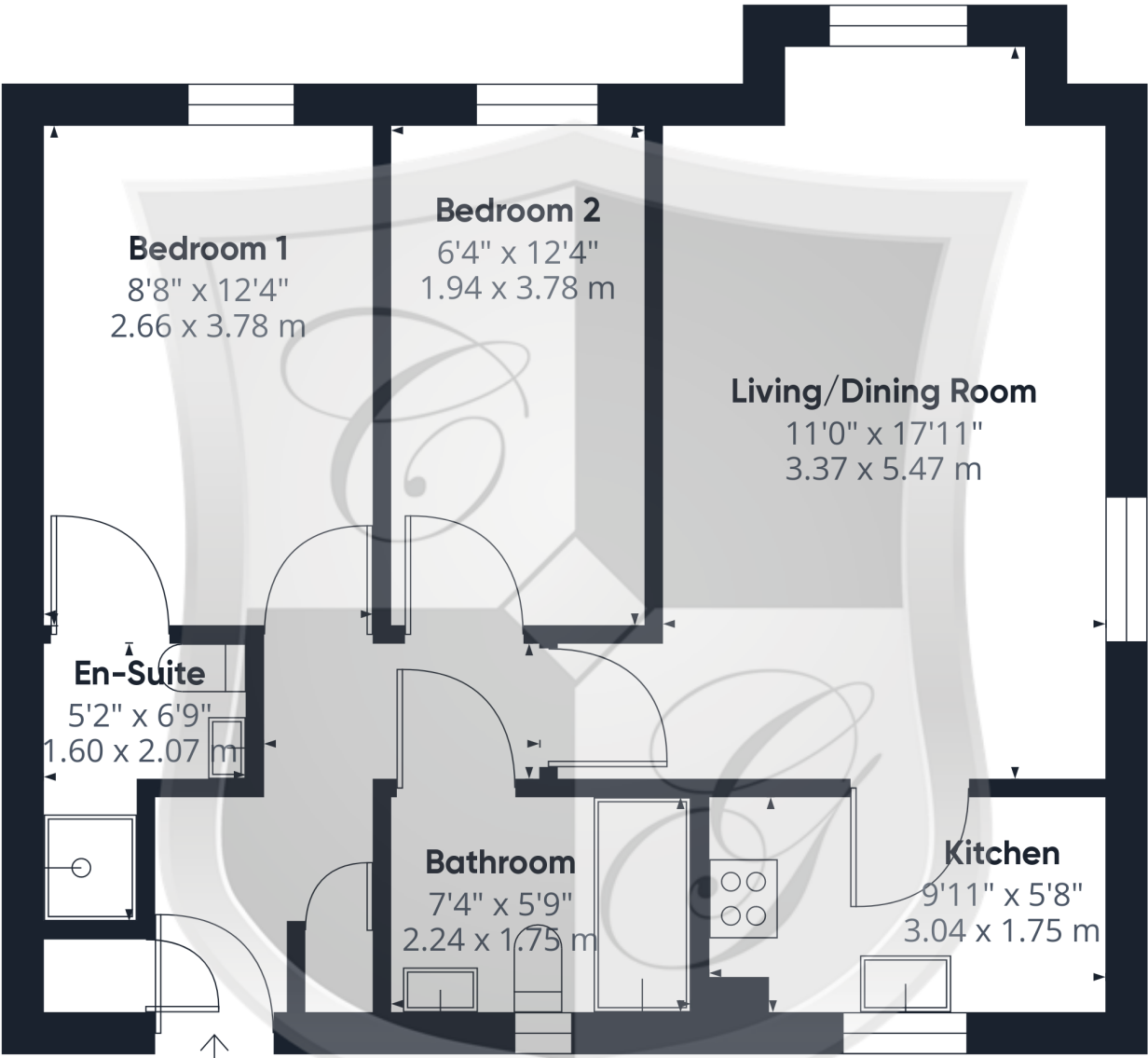
**TENURE**

Leasehold - 125 years from January 2006 (107 years remaining)  
Managing Agents - Courtney Green Block Management 01403 246170  
Service Charge—£1656.24 per annum  
Ground Rent - £250 per annum

Council Tax Band - C

**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 Notes:** 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<sup>(1)</sup>**  
587.33 ft<sup>2</sup>  
54.56 m<sup>2</sup>

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92 plus)	A	72	75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	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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