



4 Wyndham Hall

North Parade, Horsham, West Sussex, RH12 2GA

Guide Price £450,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

4 Wyndham Hall, North Parade, Horsham, West Sussex, RH12 2GA

Courtney Green are delighted to offer for sale this impressive and highly secure two bedroom first floor luxury apartment where the residents equally own the Freehold of the building. Situated in a prominent and accessible location within the town, this attractive building was constructed in 2011 and has exceptional architectural features mimicking the Victorian building that was originally on the site and sympathetic to an old Magnolia tree which is a sight to behold when in bloom. This first floor example is one of the larger units benefiting from the turret feature which embellishes the reception room. Benefits include the secure vehicular and pedestrian access to the building, a lift to all floors, high quality fittings throughout including underfloor heating and double glazing, garaging and attractive outside space and visitor parking. The accommodation consists of a generous entrance hall, principal bedroom with ensuite shower, double 2nd bedroom with adjacent bathroom, the attractive reception room open to a well appointed kitchen with breakfast bar peninsula. The property has had very gentle use and presents very well. Outside, there are neat areas of communal garden along with the garage building, bin stores and visitor parking spaces. The property is offered with **no ongoing chain**.

Communal Front Door

With security door and video entry phone to the **Entrance Hall** With lift and stairs to all floors. **First Floor Landing** with Private front door to No 4.

Entrance Hall

Oak flooring, video entry phone, door to

Open Plan Kitchen/Living Room

Living Room Area with double glazed, double aspect to the front and side with feature turret recess, Oak flooring throughout with under floor heating, double glazed sash style windows, air conditioning unit, satellite/TV/telephone console, 12 amp lamp sockets, opening to Kitchen with double glazed side aspect, comprehensively fitted with high gloss cream finished cabinets and drawers having soft closing features and complementing granite worktop surfaces incorporating a Franke stainless steel sink with brushed metal monobloc tap, Siemens appliances incorporating a five ring gas hob with matching granite splashback, Miele designer filter hood and glass canopy, integrated oven and microwave, integrated fridge freezer and dishwasher, pull out concertina carousel refuse drawer, ceramic tiled splashback, LED pelmet lighting and downlighting, breakfast bar with seating area.

Principal Bedroom

Double glazed double aspect to the side and rear. Under floor heating, built in wardrobe cupboards with sliding doors, shelf and hanging rail, TV point, telephone point, USB points. Door to

En-Suite Shower Room

Luxuriously fitted with an oversized shower cubicle having glass screen, thermostatic shower control, hand shower and overhead drencher unit, chromium towel warmer, wall mounted wash hand basin with chromium mixer tap, back to wall WC with chromium dual flush, mirrored cabinet with concealed lighting, porcelain flooring with under floor heating, porcelain wall tiling, shaver point, downlighting.

Bedroom 2

Double glazed rear aspect. Built in wardrobe cupboards with sliding doors, hanging rails and shelves, downlighting, TV/Satellite point.

Guest Bathroom

Frosted double glazed front aspect. Tiled panel bath with chromium thermostatic shower control, hand shower, Ideal wall mounted wash hand basin with chromium mixer tap, back to wall WC with chromium dual flush, chromium towel warmer, porcelain tiled flooring, ceramic tiled walls, full width inset mirror, shaver point, electric fan heater, downlighting, extractor fan.

From the **Entrance Hall** there is a door to a

Utility Room

With wall mounted gas fired boiler for hot water and under floor heating, space and plumbing for washing machine, shelving, cupboard housing manifold for under floor heating, cloaks rail.

OUTSIDE

To the front of Wyndham Hall is a open landscaped garden with a mature Magnolia tree which is a delight in bloom. A secure gated access leads to the rear of the development where there are garages, allocated and visitors parking along with additional green space.

Garage

To the rear is a block of garages with wooden swing doors and outside light. The garage for apartment 4 is the second from the right and has a remote controlled electric door and a useful eaves area.

TENURE

Leasehold - 986 years remaining

Service Charge - £4,339.48 for the current financial year

Ground Rent - None payable

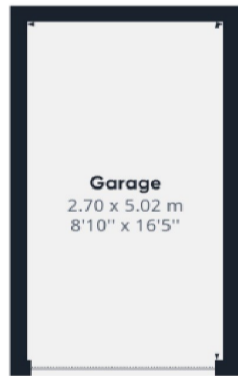
Management Company - Messrs. Martin & Co.

Council Tax Band – D

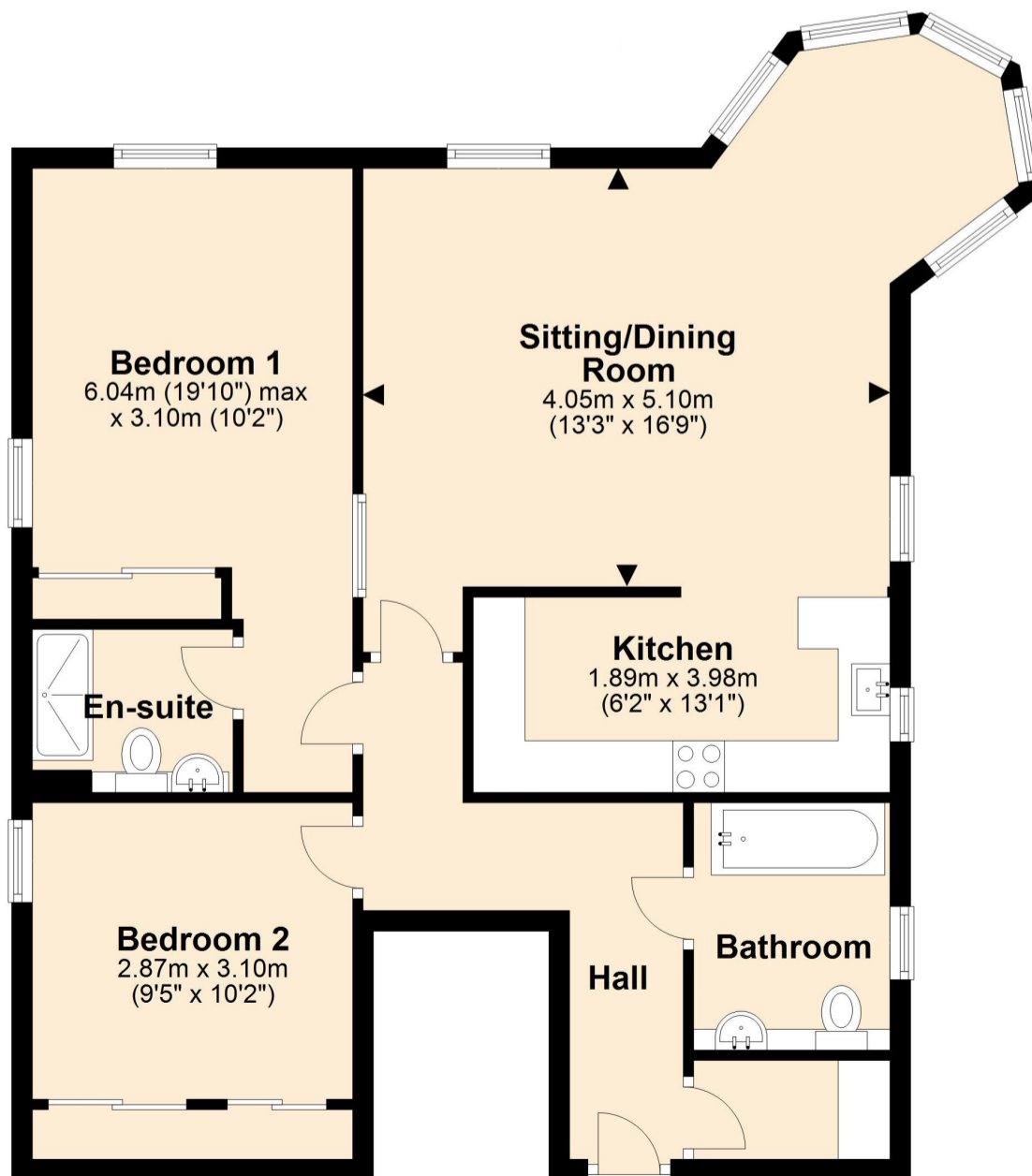
Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative before committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating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

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.

Ref:24/5682/04/09



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor

Total area: approx. 78.1 sq. metres (840.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

