



13 Arran Court
 Gilligan Close, Horsham RH12 1UA
 £195,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

13 Arran Court, Gilligan Close, Horsham, RH12 1UA

Courtney Green are delighted to offer for sale this well-presented first-floor flat, situated in a purpose-built development approximately half a mile from Horsham town centre. The well-presented accommodation comprises an entrance hall with two storage cupboards, a living room, a double bedroom with fitted wardrobe, a shaker-style kitchen and a modern bathroom. The property is also fully double-glazed and benefits from gas-fired heating to radiators. Outside and surrounding the property are communal gardens, an allocated parking space, and ample visitors' parking. Horsham town offers social and recreational facilities including a leisure centre and mainline railway station. There will be no forward chain and viewings are strongly recommended by the vendor's sole agent, Courtney Green.

Entrance Hall

A convenient entrance hall with two large storage cupboards, one housing the gas meter and electric fuse board, the other with a power point and shelving.

Sitting/Dining room

An open plan sitting/dining room with front aspect double glazed window, radiator, multiple power points, satellite points, telephone points and door to kitchen.

Kitchen

A shaker-style fitted kitchen comprising a range of eye and base level cabinets and drawers with contrasting worktops over, marble effect tiled splashbacks, display cabinets, stainless steel one-and-a-half bowl sink and drainer with mixer tap over, integrated electric oven with four burner gas hob and extractor hood over, space and plumbing for washing machine, space for fridge freezer, multiple power points, wall mounted Worcester Bosch gas fired combination boiler, rear aspect double glazed window.

Bedroom

A large double bedroom with triple-fitted wardrobes with mirrored sliding doors, front aspect double glazed window, radiator, and multiple power points.

Bathroom

A modern bathroom suite comprising an enclosed panel bath with glass shower screen, bath mixer taps, shower mixer, wall-mounted shower attachment, wash hand basin with storage beneath and mixer tap over, mirrored bathroom cabinet, low-level WC with dual flush cistern, heated towel radiator, some wall tiling, and an extractor fan.

OUTSIDE

The property is surrounded by lawned communal gardens and partly bordered by some established trees.

Parking

One allocated parking space is located to the side of the property in a nearby parking area with ample visitor spaces available nearby.

Additional Information

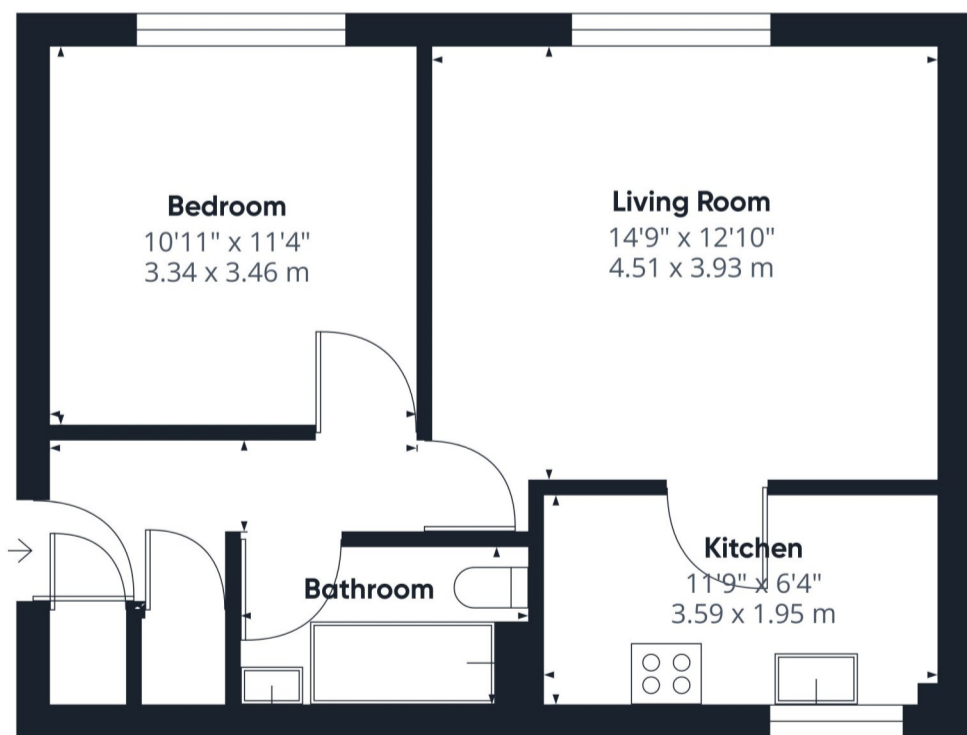
Tenure: Leasehold with a share of Freehold
 Length of lease: 999 years from 1981
 Service Charge: £1,058.40 From 1st Jan 2024 to the 31st December 2024
 Ground Rent: No ground rent payable.

Managing Agent: Arun Court Management Company

Council Tax band—B

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

Ref: 24/5702/07/10



Approximate total area⁽¹⁾
487.61 ft²
45.3 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		