



31 Highwood Mill
 The Boulevard, Horsham RH12 1GF
 Guide Price £305,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

31 Highwood Mill, The Boulevard, Horsham RH12 1GF

Courtney Green are delighted to be offering for sale this two bedroomed luxury first floor apartment, located in this stylish new development on Horsham's prestigious Highwood Estate, specifically designed for those aged 55 and over. With a lift to each floor the accommodation comprises, living room, kitchen with fitted appliance, two double bedrooms and a 'Jack & Jill' wet room. The facilities at Highwood Mill allow residents to live in their own apartments within the friendly community and with the reassurance that care and support is there, if and when it is required. There is an on site restaurant, hair and beauty salon, lovely landscaped gardens and a full activity programme which provides a sociable and vibrant environment in which to live. Furthermore, as there is a professional care team on site 24 hours a day, seven days a week, Highwood Mill is an ideal solution for older people looking for a safe and comfortable home in an attractive and accessible setting. To be sold with **no onward chain**.

The accommodation comprises:

Communal Entrance
With lift and stairs to

First Floor Level
With private front door to

Entrance Hall
Double width cupboard housing Meibes gas fired boiler, radiator, shelved cupboard, emergency pull cord. Doors to

Lounge/Dining Room
Double glazed window with Juliet balcony overlooking communal gardens, radiator, TV aerial and Sky point, telephone point, wall mounted heating control. Open to

Kitchen
Fitted with a modern range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a Zanussi four ring ceramic hob with filter/hood over and eye level Zanussi oven, integrated fridge/freezer, slimline dishwasher and washing machine, 1½ bowl stainless steel sink with monobloc tap and tiled flooring.

Bedroom 1
Double glazed window overlooking communal gardens, fitted double wardrobe with hanging rail and shelving, radiator. Door to **Jack & Jill Wet Room** With low level w.c., wall mounted wash hand basin with chromium mixer tap, illuminated mirror, shower area with pull-down seat, chromium mixer tap and shower attachment, radiator, tiled walls.

Bedroom 2
Double glazed window overlooking communal gardens and radiator

OUTSIDE
There are delightful communal grounds with a pond, various seating areas and a timber cabin for residents

PARKING
There are unallocated residents' and visitors' parking spaces.

TENURE
Leasehold - 125 years Lease from 1st January 2017.
Service Charge - £628.16 per calendar month from 1st April 2024.
Ground Rent—£300 p.a (Included in the Service Charge)
Managing Agents - Saxon Weald 01403 226196

Agent's Notes:
1. Further information regarding Highwood Mill can be found at www.highwoodmill.co.uk
2. 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

Council Tax Band— C

Ref: 23/5500/15/11

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.

